



**AVAILABLE**

642 Acres in Muskegon, Michigan

**TARGET**

Data center/co-location developers

**RISK**

Mild climate with low natural disaster potential

**CONNECTIVITY**

Redundant fiber optic providers and robust telecommunication connectivity

**DEVELOPMENT**

Pad-ready level site

**FIBER**

Long-haul fiber-optic from multiple carriers

**TRANSMISSION**

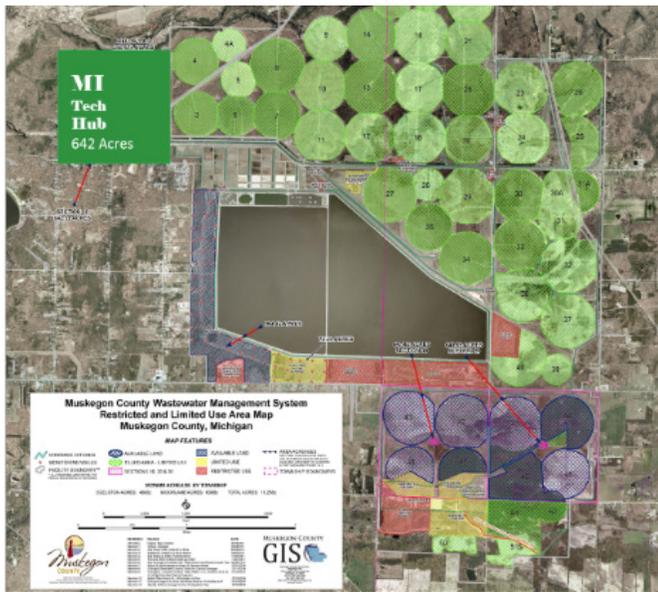
Redundant electric transmission system

**LATENCY**

Less than 30 milliseconds between global financial centers

**INFRASTRUCTURE**

Existing High Tech Infrastructure available



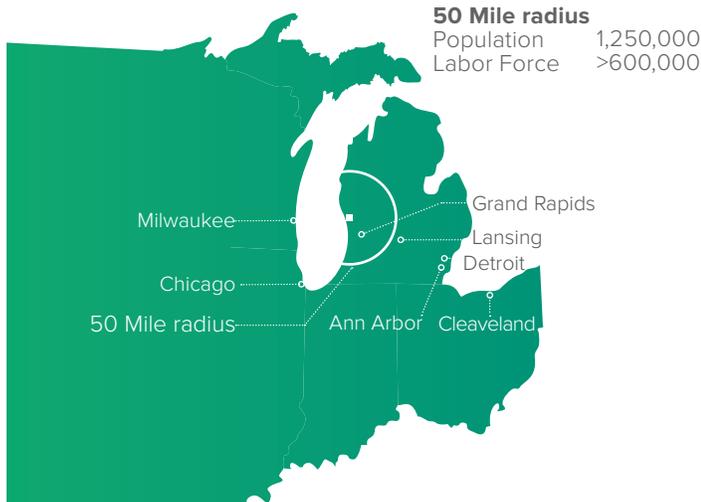
**DEMAND** The demand for data center/co-location development is growing and Michigan is responding by positioning itself as a leading technology, sustainable energy, and logistics center. Increasing technology sophistication, the demand for faster connection and more stringent security standards are all trends that push the average company's capacity and increases the demand for data center and co-location center development.

**LATENCY** Michigan has a wide area network, with more access to big financial markets more than most states. Access to strategic tier-one, tier-two, and tier-three markets, including Chicago, Cleveland, Milwaukee, and many more.

**LOCATION** MI Tech Hub site is within close proximity to major metro areas such as Chicago, Detroit, and Milwaukee. Michigan is an ideal location for an offsite back-up data center given the cost benefits for construction, operations, access to skilled labor, stable climate, mild temperatures, and appearance of growth within the industry for data center operations.

**OPPORTUNITY** Muskegon County is attracting data center/co-location development at the Muskegon Wastewater Management Site. The site, known as MI Tech Hub, is a premier and environmentally secure site located in West Michigan. 642 acres of shovel-ready land are available. This is your opportunity to expand or begin your footprint in Michigan

**RISK & CLIMATE** Geological stability with low earthquake and tornado potential. Mild climate with an average temperature of 48.4 °F. By designing to free cooling principles this allows providers to undercut competitors in warmer weather states and lower operating costs.



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**NETWORK** Access to secure, redundant fiber network with multiple providers available.

**ENERGY** Consumers Energy is the supplier of energy to the site. Firm and reliable power available including dual transmission lines that feed to the site. Reclaimed water available for HVAC cooling.

**RENEWABLE ENERGY** Renewable energy development opportunities available “inside the fence” including wind, solar, and landfill gas. Unique opportunity to supply data center with green power.

**ACCESS** Convenient access to local airports and interstates

**VALIDATION STUDY**

PTS Data Center Solutions, a leading data center design and consulting firm commissioned to perform a validation study regarding the MI Tech Hub site, confirmed the strong potential for a co-location data center in Muskegon. PTS is optimistic about continued growth of the market for data center co-location, back-up, disaster recovery, and managed services offerings.

**“PTS has found that the Muskegon County WWMS site is an economically viable and feasible site to operate a data center”**

**INFRASTRUCTURE**

<b>Address</b>	Egleston Township
<b>Owner</b>	Muskegon County
<b>Acreage Available</b>	642
<b>Latitude / Longitude</b>	43.260819/-86.043347
<b>Sale Terms</b>	Negotiable lease
<b>Land Value</b>	\$4,500/acre
<b>Available Water Resources</b>	Full service wastewater treatment facility
<b>Network</b>	Secure high-tech fiber infrastructure available
<b>Electric Supplier</b>	Consumers Energy
<b>Natural Gas Line</b>	8” and 12” pipelines
<b>Sewer Service</b>	Municipal
<b>Sewer Cost</b>	\$300 per quarter/ \$3,250 connection fee
<b>Fresh and Reclaimed Water</b>	South-2 MG/day, North - 12 MG/day
<b>Reclaimed Water Cost</b>	Negotiable, infrastructure development needed



**TALENT/LABOR POOLS** Located in the center of West Michigan with access to North American and global markets. Ample supply of well-educated workers and students with over 20 four-year colleges and universities in the West Michigan region.

**REGIONAL HIGHLIGHTS**

- More than 85,000 students enrolled in local colleges and universities
- Over 38% of our workforce has an associate’s degree or higher
- Ranked 2nd in the nation for efficient spending on education in 2015 (WalletHub.com)