

FOOD FORWARD FARM



FOOD, AGRICULTURE, RESEARCH & MANUFACTURING

The proposed food processing incubator/manufacturing facility, located on Yuba Street in downtown Muskegon, will offer food-grade industrial space with individual suites. Designed to offer flexible lease and space options for entities ranging from fast-growing start-ups to well-established companies in the food industry.

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PROJECT OVERVIEW

PHASE I - 40,000 - 50,000 sf

PHASE II - Additional 20,000 - 30,000 sf

PHASE III - Additional 40,000 sf (freezer storage)

LEASING OPTIONS

PROCESSING SPACE

\$5.50 - \$7.00 psf

OFFICE SPACE

\$12.00 - \$15.00 psf

THIS FACILITY IS IDEALLY SUITED FOR A VARIETY OF FOOD AND AGRICULTURAL-BASED BUSINESSES

- DAIRY
- FOOD RESEARCH
- FRUIT & AGRICULTURE
- BEVERAGE & DISTILLERY
- FOOD MANUFACTURING & PACKAGING
- STAGE 1 - START-UPS
- STAGE 2 - READY-TO-GROW, SHORT-TERM PILOT SPACE
- PROFESSIONALS PROVIDING SUPPORT TO THE FOOD INDUSTRY (GENERAL OFFICE, EDUCATIONAL, TRAINING, ETC.)





"WHITE BOX" CONSTRUCTION TO INCLUDE

- Separate restrooms / locker rooms
- LED / CFL interior lighting
- Floor drains for wash down
- Liner panel on all interior walls
- Front entrance and exterior to accommodate retail, if required
- Loading dock with leveler
- 10 x 14' overhead door
- Dedicated parking for employees and customers
- Central office facility (copier, fax, mail, UPS, FedEx)

COLLABORATION CENTER (5,000 - 7,000 SF)

- Individual, private office spaces for lease (120 sf and up)
- Property manager / coordinator
- Conference / training room area
- Lab / prep area

PILOT SPACE

Space is available for short duration / product launch use.

LEASE SPACE DETAILS

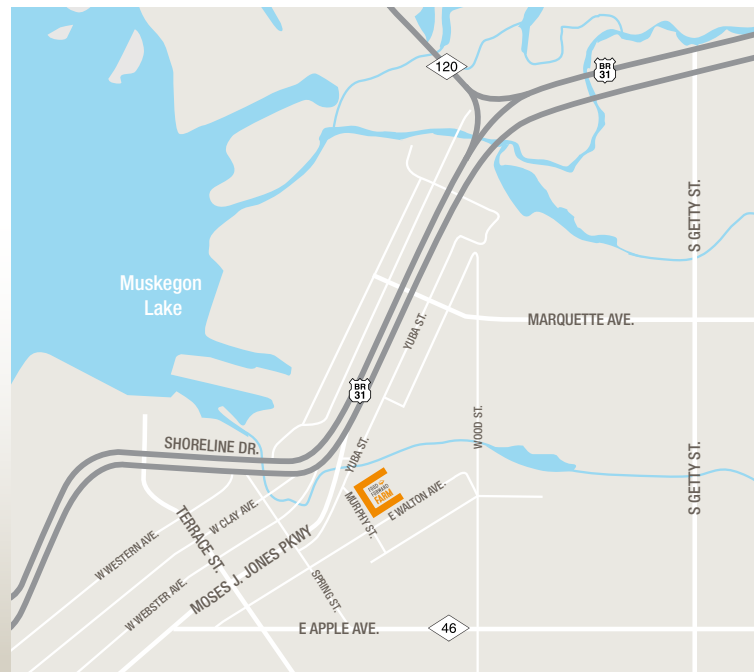
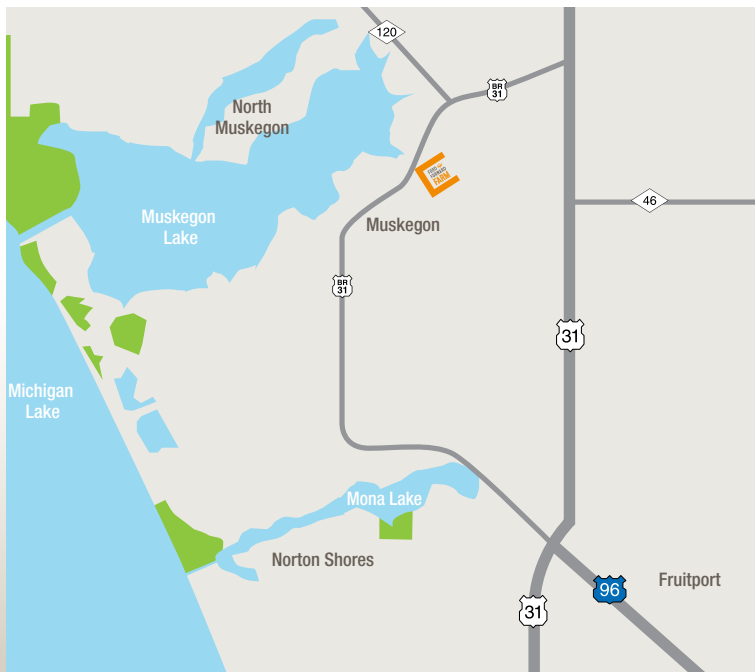
- Square footage "Flex Space" with a minimum of 5,000 sf to a maximum of 20,000 sf available
- Minimum lease duration 12 months
- Cost: Processing Space - \$5.50 - \$7.00 psf, depending on space requirements and lease duration
- Cost: Office Space - \$12.00 - \$15.00 psf
- Lease terms flexible based on tenant requirements

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This Brownfield Redevelopment Project is a collaboration with West Michigan Shoreline Food Processing Initiative.



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LOCATION

Located in downtown Muskegon, just off Bus. 31.

731 Yuba St.
 Muskegon, MI 49442

PROXIMITY TO

- Major highways
- Deepwater port
- Muskegon County Airport (MKG)