

Business Park North

Muskegon County Business Park - North

2627 Whitehall Rd., Muskegon, Michigan 49445 - Muskegon County



Property Details

Latitude/Longitude: 43.3059, -86.2587

Type of space: Industrial

Min Size: 1 acres

Max Size: 150 acres

Last Updated: 9/7/2021

Contact Information

Contact Name: Morgan Carroll

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Documents

[Lease Packet.pdf](#)

[North County BP.pdf](#)

Availability

For Sale: Yes

Description

OVERVIEW

At the Ott/Story/Cordova Chemical Co. Superfund Site (site) in Dalton Township, Michigan, cleanup activities have paved the way for a shovelready business park. Chemical production and packaging operations

were active at the site from 1957-2002. EPA has completed cleanup to address soil and sediment contamination, ground water remediation is underway. and Muskegon County is actively marketing the business park at the site for redevelopment.

The EPA Region 5 Superfund Redevelopment Initiative sponsored a reuse assessment to support the County EPA and Michigan Department of Environmental Quality in facilitating reuse within the business park.

This reuse assessment summarizes site suitability, redevelopment considerations and prospective purchaser liability protections.

REDEVELOPMENT ASSETS & INCENTIVES

The County operates the Muskegon County Business Park - North on approximately 150 acres acquired in 2002 from the Cordova Chemical Company. In 2009, the County constructed interior access roads and

utilities to support future business park uses.

Site assets include:

- 150 acres suitable for manufacturing, light industrial and commercial uses.
- On-site rail access to CSX rail lines.
- Rail and truck access to the Port of Muskegon, West Michigan's only deep water port.
- Utilities in place include water (16 inch water mains), sewer (42 million gallons per day capacity), electric (Consumers Energy). natural gas (DTE/MichCon).
- One of two "Next Michigan" certified business parks in West Michigan.
- Eligible for renaissance zone tax abatement incentive. Developers can elect to defer 100% of real/personal property taxes and the State's single business.

Contacts

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