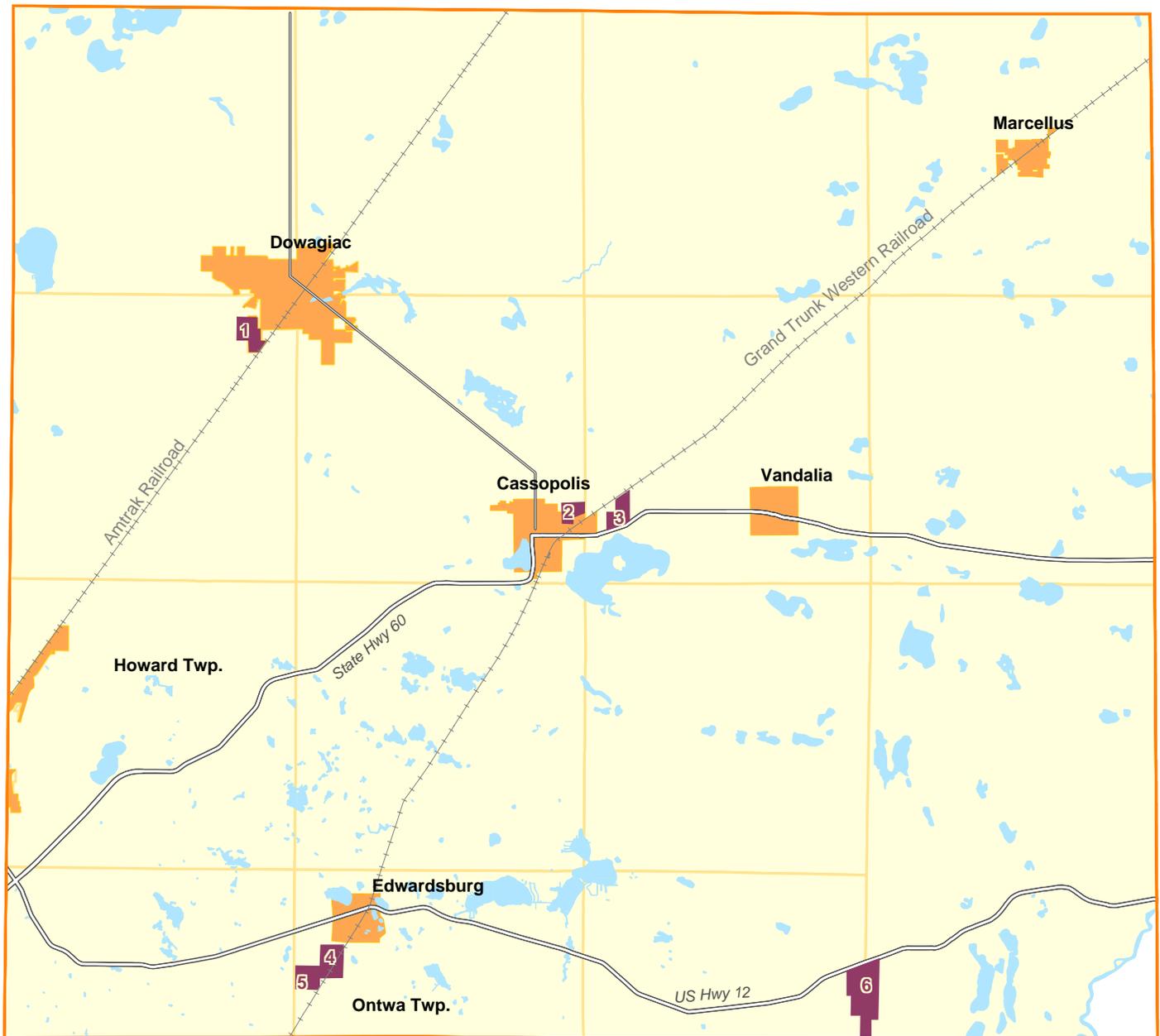


Map 2. Industrial Parks, Cass County



ID	Name
1	Dowagiac Industrial Park
2	Cassopolis Industrial Park
3	Decatur Road Site
4	Edwardsburg Industrial Park
5	New Edwardsburg Parcels
6	M-217 Industrial Site

Source: Anderson Economic Group
 Generated: 21 May, 2003
www.AndersonEconomicGroup.com

Dowagiac Certified Industrial Park

Overview

Owner / Administrator: City of Dowagiac
 Approximate Size: 192 acres
 Appropriate Zoning: Yes
 Current Land Use: Industrial park, agriculture

Location

Nearest Community: Dowagiac (1 mi.)
 Location within County: North West Central
 Location within Community: 1.5 mi. southwest of downtown
 Nearest Cross Streets: Pokagon St. & Woodhouse Dr.

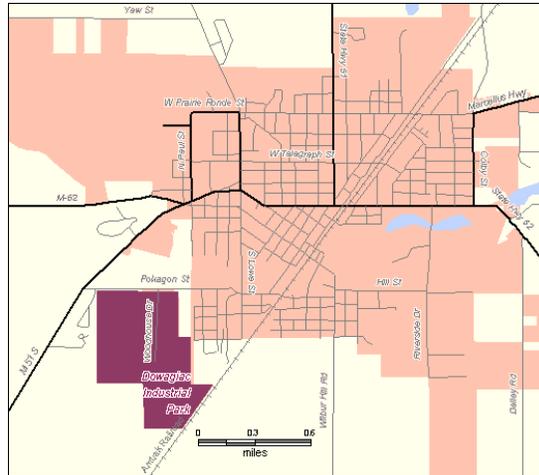


Distance (mi.) from:

Kalamazoo	46	Three Rivers	30
Benton Harbor	35	South Bend/ Mishawaka	19
Niles	14	Elkhart	27

Infrastructure

Nearest Interstate: I-94 (22 mi. north)
 Nearest State Hwys: M-51 & M-62 (0.5 mi. north)
 Rail Access: Amtrak line passing 0.5 mi. to the southeast
 Water, electricity, sewer, natural gas, and high-speed internet are available on completed lots; all utilities will be available in the expansion by fall 2003



Existing Industry On-Site

Plastics casting and machine fabricating industries, as well as other businesses.

Significant Businesses:

CMI Architectual	JAC Custom Pouches
Cyclone Blasting Systems	Invertness Casting Group
Thermocast	

Highlights

Accessibility: Great distance from larger industrial communities; distance from interstate highways.
Regional Attractiveness: Southwestern Michigan College; existing light and heavy industry in the community; attractive downtown.

Existing Industry in the Community

Industries: Furniture manufacturing, machine engineering, plastics and metal casting. Dowagiac is the most prominent population and manufacturing center in Cass County.



Cassopolis Industrial Park

Overview

Owner / Administrator: Village of Cassopolis
 Approximate Size: 52 acres (105 acres of adjacent land may also be available)
 Appropriate Zoning: Yes
 Current Land Use: Agriculture

Location

Nearest Community: Cassopolis (0.5 mi.)
 Location within County: Central
 Location within Community: 0.5 mi. east of downtown
 Nearest Cross Streets: M-60 & Wolfe St.

Distance (mi.) from:

Kalamazoo	48	Three Rivers	21
Benton Harbor	44	South Bend/ Mishawaka	14
Niles	15	Elkhart	22

Infrastructure

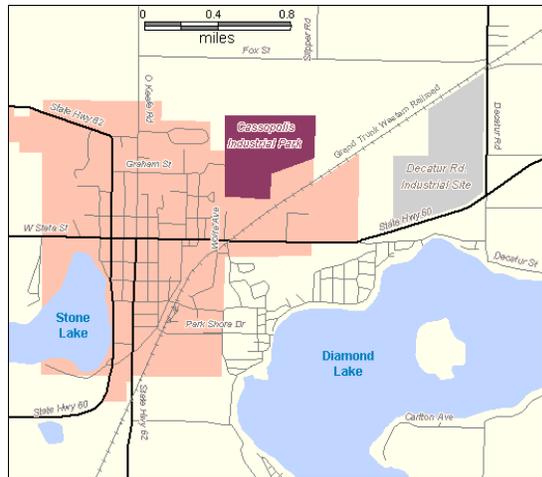
Nearest Interstate: I-80/90 (14 mi. south) & I-94 (22 mi. north)
 Nearest State Hwys: M-60 (0.3 mi. south) & M-62 (0.6 mi. west)
 Rail Access: Rail road 0.3 mi. to the southeast
 Water, sewer & electricity are available to the site;
 natural gas & high-speed internet are available

Existing Industry On-Site

Beside a pole-barn storage facility, the site is vacant.

Existing Industry in the Community

Machinery and other manufacturing within the community; successful industry along M-60 south and east of the site.



Highlights

Accessibility: Nearby highways going north, south, east and west.
Regional Attractiveness: Location in the heart of the county; Proximity of county government; existing industry in the community.



Decatur Road Industrial Site

Overview

Owner / Administrator: Edward Lowe Foundation & Penn Township
 Approximate Size: 166 acres
 Appropriate Zoning: Yes
 Current Land Use: Agriculture, environmental conservation

Location

Nearest Community: Cassopolis (1.5 mi.)
 Location within County: Central
 Location within Community: 2 mi. east of downtown
 Nearest Cross Streets: M-60 & Decatur Rd.

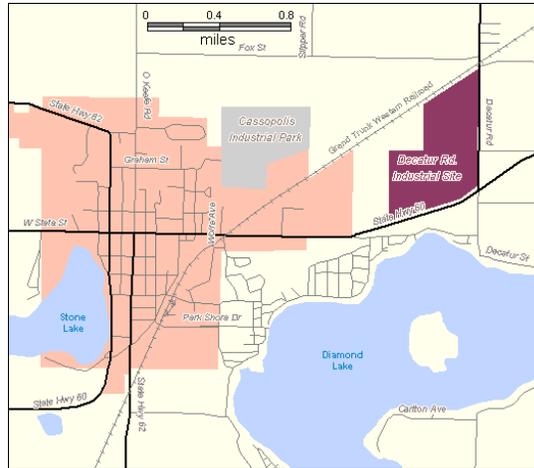


Distance (mi.) from:

Kalamazoo	46	Three Rivers	19
Benton Harbor	46	South Bend/ Mishawaka	15
Niles	17	Elkhart	23

Infrastructure

Nearest Interstate: I-80/90 (15 mi. south) & I-94 (20 mi. north)
 Nearest State Hwys: M-60 (just south) & M-62 (2 mi. west)
 Rail Access: Rail road just north of the site
 Water, sewer & electricity are available on request;
 natural gas & high-speed internet are available



Existing Industry On-Site

The site is vacant.

Existing Industry in the Community

Machinery and other manufacturing within the community; successful industry along M-60 south and west of the site. Major machinery manufacturing facility just southeast of the site.

Highlights

Accessibility: Nearby highways going north, south, east and west.
Regional Attractiveness: Location in the heart of the county; Proximity of county government; existing industry in the community and near site; relationship with the Lowe Foundation.



Edwardsburg Industrial Park

Overview

Owner / Administrator: Private
 Approximate Size: 70 acres (existing park property has approx 243 acres)
 Appropriate Zoning: Yes
 Current Land Use: Agriculture

Location

Nearest Community: Edwardsburg (1 mi.)
 Location within County: South
 Location within Community: 1 mi. south of village center
 Nearest Cross Streets: M-62 and May Rd.

Distance (mi.) from:

Kalamazoo	59	Three Rivers	32
Benton Harbor	38	South Bend/ Mishawaka	4
Niles	11	Elkhart	13

Infrastructure

Nearest Interstate: I-80/90 (3 mi. south)
 Nearest State Hwys: M-62 passing through the site & US-12 (1 mi. north)
 Rail Access: Rail road passing through the site
 Water, sewer & electricity are available on request;
 natural gas & high-speed internet are available

Existing Industry On-Site

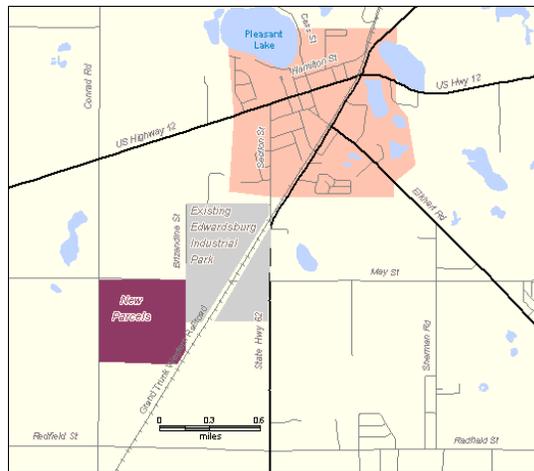
RV and transportation equipment manufacturing,
 furniture manufacturing, metal and plastics casting,
 wood processing.

Significant Businesses:

Georgie Boy	Leggett & Platt
Midwest Timber	Ker-Wood
Brothers Investors Inc.	UAP
Shidaker Manufact.	Christianson Industries
North America Forest Products	Edwardsburg Sheet Metal
Danco	Teter Machine Products

Existing Industry in the Community

Major development in the RV and transportation equipment manufacturing industries



Highlights

Accessibility: Nearby interstate.
Regional Attractiveness: Proximity to industrial, residential and commercial base of Granger-South Bend and Elkhart; major existing manufacturing on adjacent property.



Potential M-217 Development Sites

Overview

Owner / Administrator: Private ownership; Mason & Porter Townships
 Approximate Size: approx. 527 acres
 Appropriate Zoning: No
 Current Land Use: Agriculture

Location

Nearest Community: Union, MI (1 mi.)
 Location within County: Southeast corner, along border with Indiana
 Location within Community: Southwest of Union
 Nearest Cross Streets: M-217 & US-12



Distance (mi.) from:

Kalamazoo	49	Three Rivers	22
Benton Harbor	54	South Bend/ Mishawaka	18
Niles	22	Elkhart	11

Infrastructure

Nearest Interstate: I-80/90 (2 mi. south)
 Nearest State Hwys: M-217 & US-12 (on-site)
 Rail Access: Railroad track connecting Elkhart with Three Rivers.
 Water & sewer currently unavailable; electricity, high-speed internet & natural gas currently available



Existing Industry On-Site

The sites are currently vacant.

Existing Industry in the Community

Planned Elkhart East commercial development just south of Indiana border; proximity to Northern Indiana industrial centers.

Highlights

Accessibility: Nearby interstate, along major roads.
 Regional Attractiveness: Vast land available; proximity to industrial centers in northern Indiana; potential major mixed-use development (Elkhart East) just south of the site; site spans two zoning jurisdictions.

