



## Cadillac, Michigan

“A Place for Manufacturing”



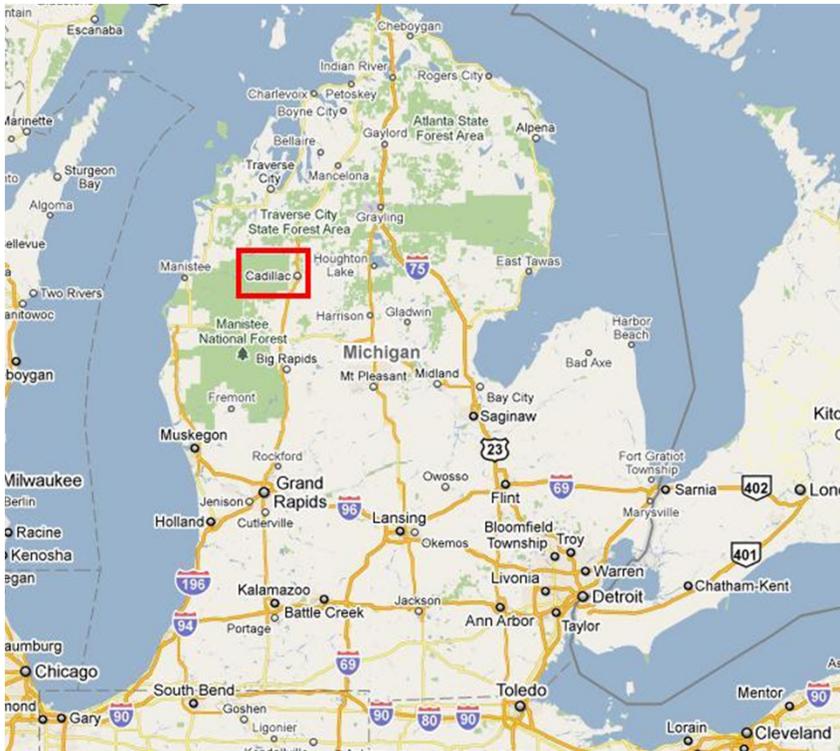
CITY OF  
**CADILLAC**  
MICHIGAN

# ==== Cadillac, Michigan ====

Population: 10,355

Retail Trade Area Population: 65,000

Wexford County Seat



Highway Access - US 131 Freeway, State Highways M-55 and M-115

Air Transportation - Wexford County Airport

Rail Transportation - Great Lakes Central Railroad

Public Transit - Cadillac/Wexford Transit Authority

Parcel Service - FedEx, UPS, USPS

## Drive Times to Major Urban Centers:

- Grand Rapids, MI - 1.5 hours
- Detroit, MI - 3.3 hours
- Chicago, IL - 4.5 hours



## ==== Cadillac's Diversified Industrial Base ====



- Marine Watercraft
- Automotive Products
- Rubber Products
- Defense Industry Products
- Packaging / Containers
- Vacuum Cleaners
- Steam Production
- Metal Fabrication / Castings
- Water-Well Equipment

## ==== Why Do Industries Choose Cadillac? ====

- Fully-serviced industrial parks and industrial areas with affordable Greenfield and Brownfield sites
- Regional business / government center
- Industry-friendly track record with financial incentives / technical assistance through the Cadillac Industrial Fund and City of Cadillac
- Build to suit / lease options
- Expedited zoning reviews / permitting
- Large complement of dynamic local, national, and international companies holding upwards of 150 certifications
- Professional / technological training through Baker College, Wexford-Missaukee Career Technical Center, Ferris State University, and the Cadillac Area Manufacturers Association
- Affiliated with the Mid-Michigan Innovation Center
- Top-ranking healthcare service provider

# ==== Manufacturing is Our Strength ====



- 50+ firms
- 4,000+ employees
- Nearly \$1 billion worth of products
- Average of \$250,000 in production per employee

\*Data retrieved from the Economic Census

## ==== Cadillac's Industrial Parks ====



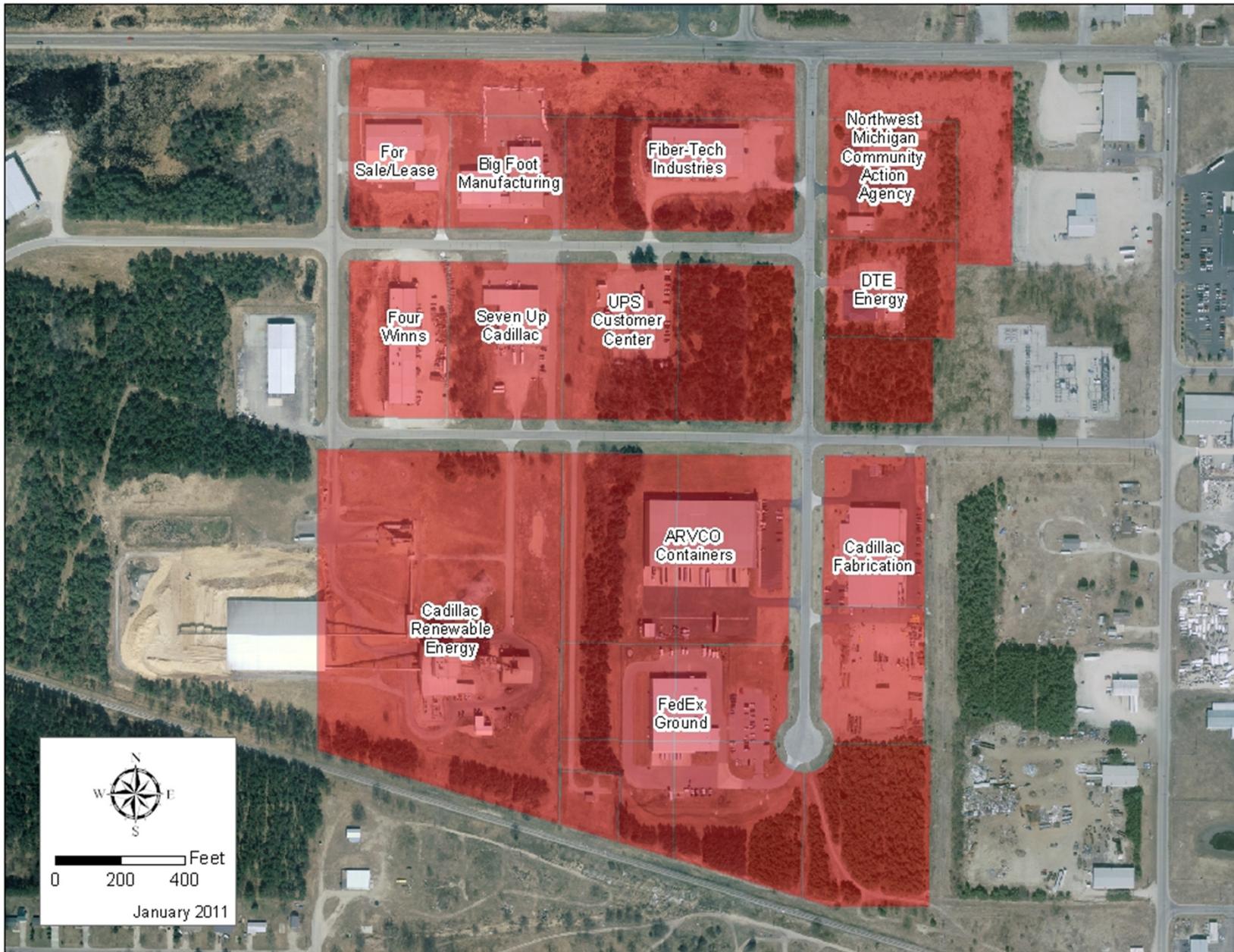
**VanderJagt** (200 acres) – Greenfield sites in an established park setting



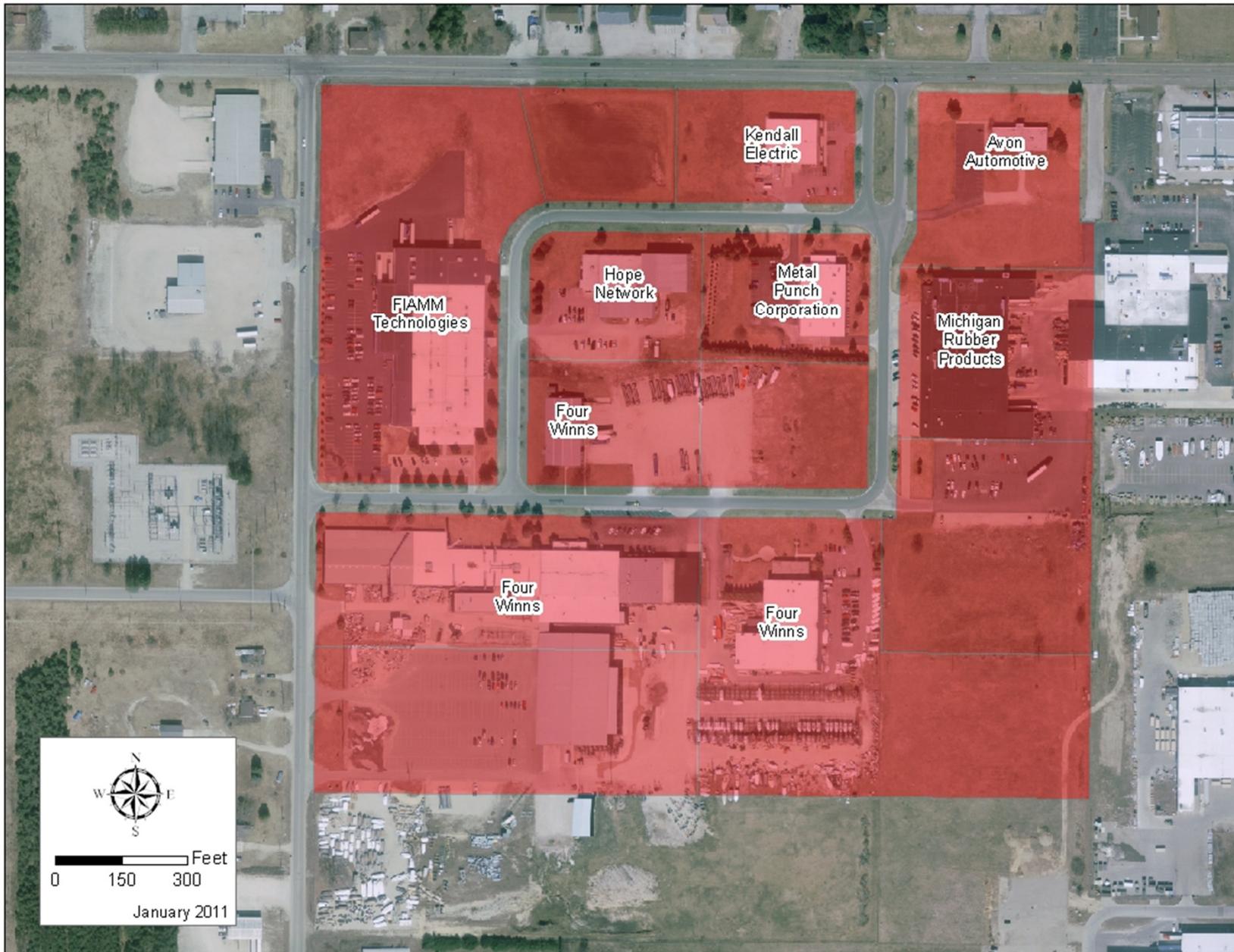
**Cadillac** (184 acres) – Well-established park possessing many of the city's core industries



**Potvin** (64 acres) – Greenfield sites in an attractive, secure, natural setting

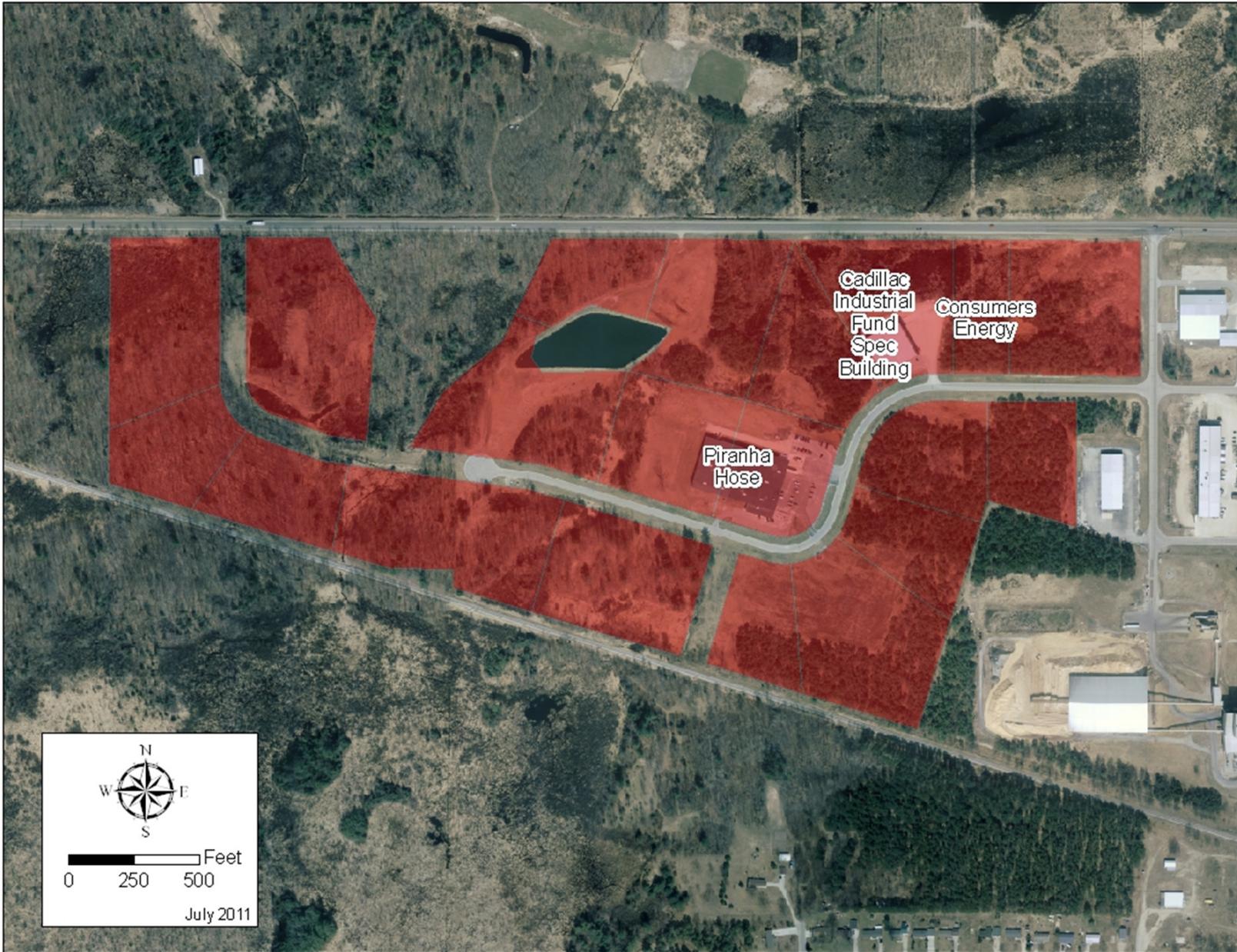


# VanderJagt Industrial Park



# Cadillac Industrial Park





# Potvin Industrial Park

# ==== Cadillac Industrial Fund Spec Building ====

## Building Details

22,500 square feet (150' x 150')

Exterior wall height: 23'

Two dock-high doors, one grade-high door

Sprinkler system

Fire and burglar alarms

8" water line connected to 12" city main

Full utilities and power

For sale or lease – negotiable terms



## Site Information

5.6 acres

Zoned I-1 Light Industrial

Located in the James E. Potvin Industrial Park, a Michigan Certified Business Park

Full on-site parking and circulation

30'-wide driveway at narrowest point

Natural setting buffered by trees and green space

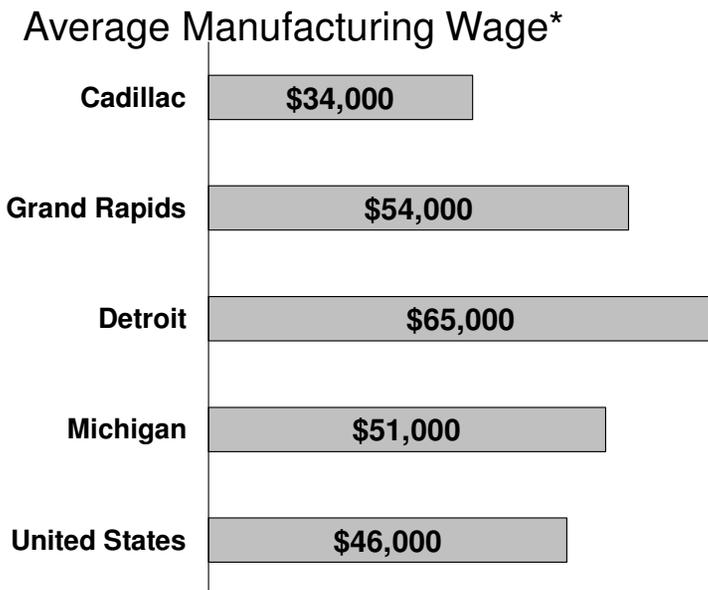
## Financial Incentives

- Competitive prices for Class A industrial park sites
- Design / Build / Lease options
- Real / personal property tax reduction opportunities
- Employee Training
- New employee cost-sharing wage programs
- Low-cost, green, steam energy opportunities
- Highly competitive wage rates
- High employee productivity levels



# Workforce Profile

- 30% of Cadillac residents work in manufacturing
- Cadillac's workforce is known for its efficiency and high levels of productivity
- 20% have a college degree



\*Data retrieved from the Economic Census

# Living in Cadillac



✓ Family-Oriented

✓ Great Schools

✓ Low Crime Rate



✓ Experience All Four Seasons

✓ Beautiful Lake Cadillac

✓ Close to State and National Forests



# ==== Contact =====

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