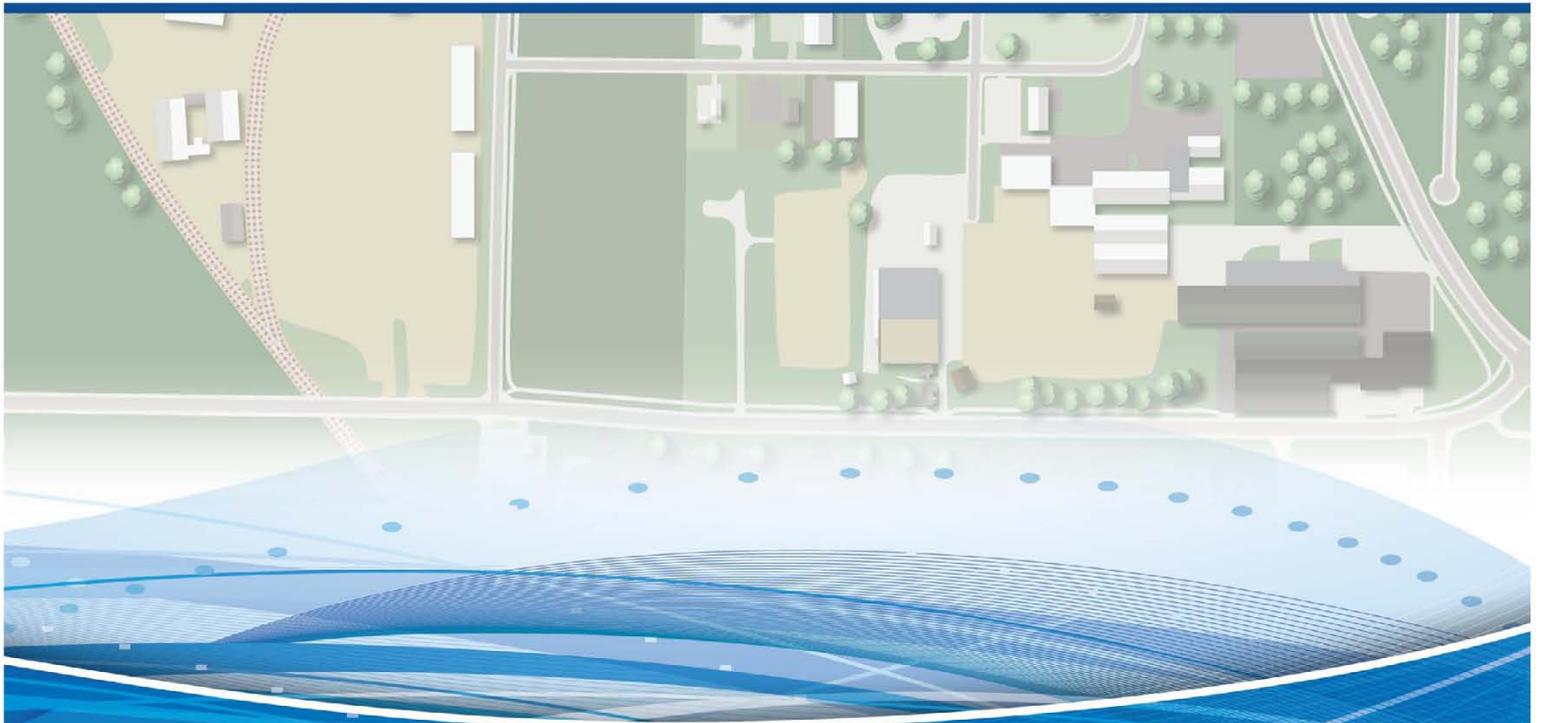


MARQUETTE INDUSTRIAL CENTER



**GROWING BUSINESS SUCCESS
SPACE. OPPORTUNITY. SUPPORT.**



BAY CITY, MICHIGAN

PRIME LOCATION. PREMIER SERVICES.



City-owned and operated, Marquette Industrial Center offers a prime location for developing industrial businesses and premier services to help you succeed. Sited on the northwest side of Bay City, Michigan, near Saginaw Bay on Lake Huron, the 125-acre tract of flat land has the amenities and robust infrastructure that make it ideal for both heavy and light manufacturing.

From some of the world's best walleye fishing through a skilled and talented area labor force to an all-around high quality of life in the region, this industrial park offers so much more than just space to grow and succeed.

See the details and Bay City's development services, financing and incentives. Then, come and see for yourself where your business could prosper.

"Locating in a full-service industrial park was important to us; we have a collective identity with the other businesses and the city serves us well."

Brad Light
President
General Housing Corporation



"We've been here many years and even helped the city establish the park. The biggest strengths for us are the central location for serving our customers and the economical power we have from the city-owned utility."

Frank York
Chief Executive Officer
York Repair



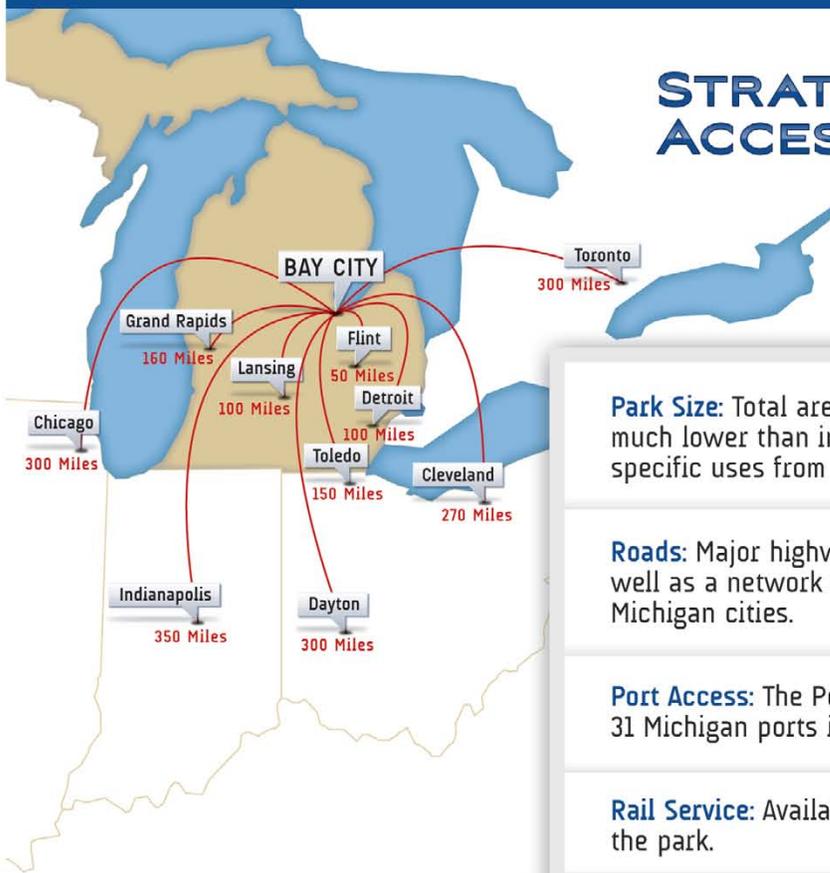
"Our family has a great history in this park and, without question, the incentives the city has provided have helped us grow considerably over the years."

Laura Baldauf Horney
Operations Manager
Kerkau Manufacturing



SITE DETAILS

**STRATEGICALLY LOCATED.
ACCESSIBLE. AFFORDABLE.**



Park Size: Total area of 125 acres has various available lot sizes priced much lower than in other industrial parks. Sites can be tailored to specific uses from heavy industry through light manufacturing.

Roads: Major highways include I-75 and US-10 within 10 minutes, as well as a network of state highways, that link the site to all major Michigan cities.

Port Access: The Port of Bay City is second only to Detroit among 31 Michigan ports in annual waterborne tonnage.

Rail Service: Available through Lakes States Railway Company within the park.

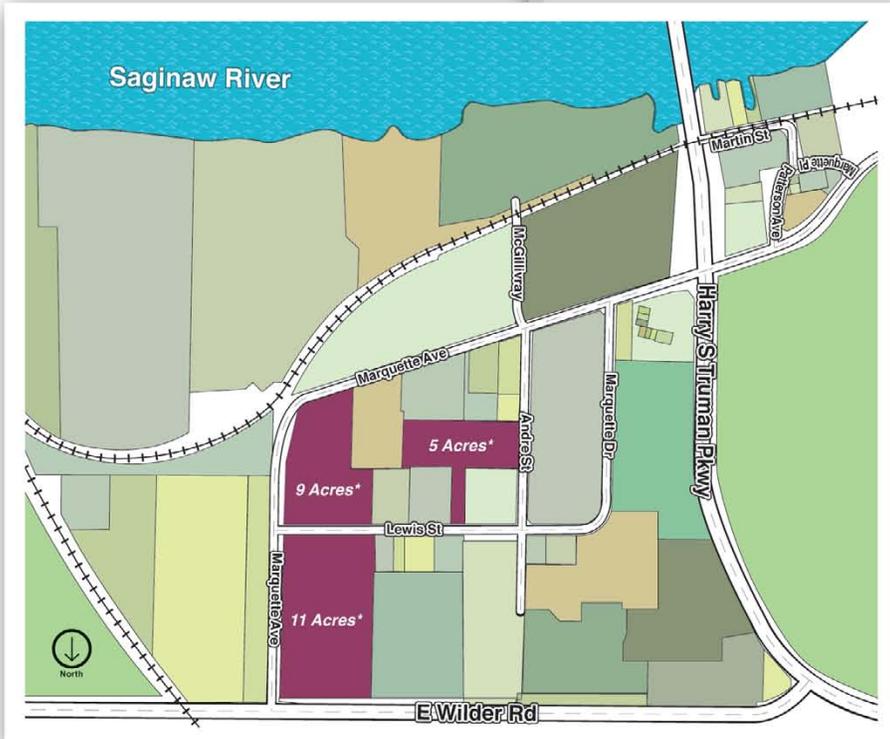
Air Service: MBS International and city-owned James Clements airports are within minutes, and provide full passenger, freight and charter-flight services.

Power: Electrical service is provided via an on-site Bay City Power & Light substation. Installed capacity is 10,000 KVA; current usage is 3,300 KVA.

Gas: Medium and high-pressure gas service is provided by Consumers Energy.

Municipal Water & Sewage: Twelve-inch looped system delivers city water at 60psi. Sewage treatment capacity far exceeds current usage.

Communications: High-speed telecommunications and internet services are provided by AT&T, Charter Communications and other resources.



***IMMEDIATELY AVAILABLE**



DYNAMIC AND DEVELOPING BUSINESS-FRIENDLY BAY CITY

Bay City, Michigan – once the Lumber Capitol of the World in its earliest days of development as a Great Lakes shipping and shipbuilding center – has grown culturally and diversified economically over the years. Today, with a rich and storied maritime heritage, the area offers unmatched quality of life and a most attractive, inviting business climate.

In a 2007 survey, Bay City was ranked as the third most affordable housing community in the entire country. Leading medical, educational and cultural institutions call the Tri-Cities region home. And, some of the world's largest, most successful businesses are fueling community growth, enrichment and support to attract and nurture an exceptional area workforce.

Excitement is everywhere with sizable corporate expansions, unprecedented plans for both conventional energy and wind-power generation capabilities, business relocations and startups, abundant tourism and much more.

Business-friendly Bay City is dynamic and developing. Come join us.

BUSINESS DEVELOPMENT SERVICES, FINANCING AND INCENTIVES

Qualified businesses investing or expanding in Bay City, Michigan, can benefit from a full range of helpful services, financing options and incentives. Request details on these, or visit our website www.baycitymi.org to download.

Business Services:

- Business Ombudsman
- Business Operating Cost Estimating Service
- Business Organization Directory
- Consultation Education and Training
- Environmental Assistance Center
- Manufacturing Technology Center
- Defense Contract Coordinating Center
- Procurement Technical Assistance
- Workers Compensation Cost Control Services

Financing:

- Capital Access Program
- SBA 504 Loan
- SBA 7(a) Guaranteed Loan
- Tax Exempt Industrial Development Revenue Bonds
- Rural Development Authority
- Agricultural & Rural Community Bond Program

Incentives:

- Brownfield Redevelopment (Michigan Tax Credit)
- Brownfield Tax Increment Financing
- High Tech MEGA
- Industrial Facilities Tax Exemption

Training:

- Workforce & Economic Development Job Training are available through both Saginaw Valley State University and Delta College, minutes away.



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