



AMERICAN CENTER FOR MOBILITY
SAFE. SUSTAINABLE. SECURE.



The American Center for Mobility **Technology Park**

150,000 – 227,000 SF Available
Industrial / R&D BTS Site
For Lease

Patrich Jett, SIOR, MCR, LEED AP
Senior Vice President
734 660 0763
Patrich.Jett@colliers.com

Access to Heavy Power - up to 90 MW Possible

Colliers International Detroit
400 W. 4th Street, Suite 350
Royal Oak, MI 48067
www.colliers.com/detroit



Accelerating success.

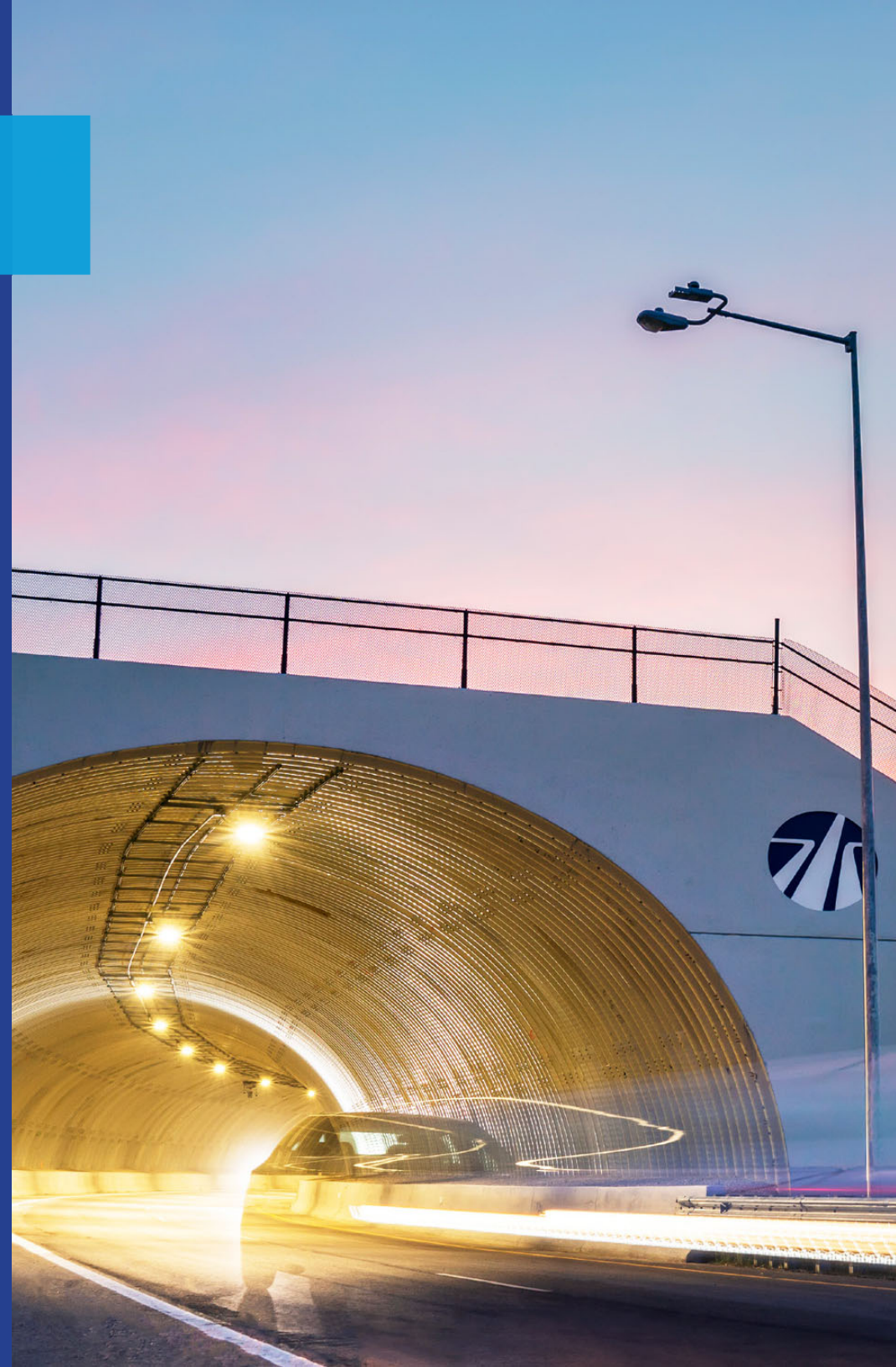
Property Overview

ACM Technology Park

2701 Airport Drive, Ypsilanti, MI

Ideal Location for Advanced Transportation Site Selection Projects

- 150,000 - 227,000 SF with up to 22 Loading Docks
- 101 Trailer Parking Spaces Possible
- 227 Employee Parking Spaces
- 90 MW Substation
- 30 MW of Heavy Power Available Immediately
- Power access agreements available to tenants / Heavy Power Users may qualify for DTE's XL Rate
- MEDC Incentives and Tax Abatements available
- Located in Renaissance Zone (state designated tax-free zone)
- 15 miles to Downtown Ann Arbor and the University of Michigan, 15 miles to Detroit Metro Airport, and 35 miles to Downtown Detroit



Specifications

Buildings Features Building 1

Building Size 150,000 - 227,000 SF

Office Area (SF) Office to Suit

Clear Height 36'

Column Spacing 54' x 50'; 60' speed bay at docks

Loading Docks Up to 22 Dock Doors

Drive In Doors 2 Drive In Doors

Car Parking Up to 227 spaces

Trailer Parking Up to 101 spaces

Truck Court Depth 200'

Building Construction Precast

Fire Suppression System ESFR

Warehouse Lighting LED

Roof 45 Millimeter

Electrical Power 30 MW Heavy Power
Up to 90 MW

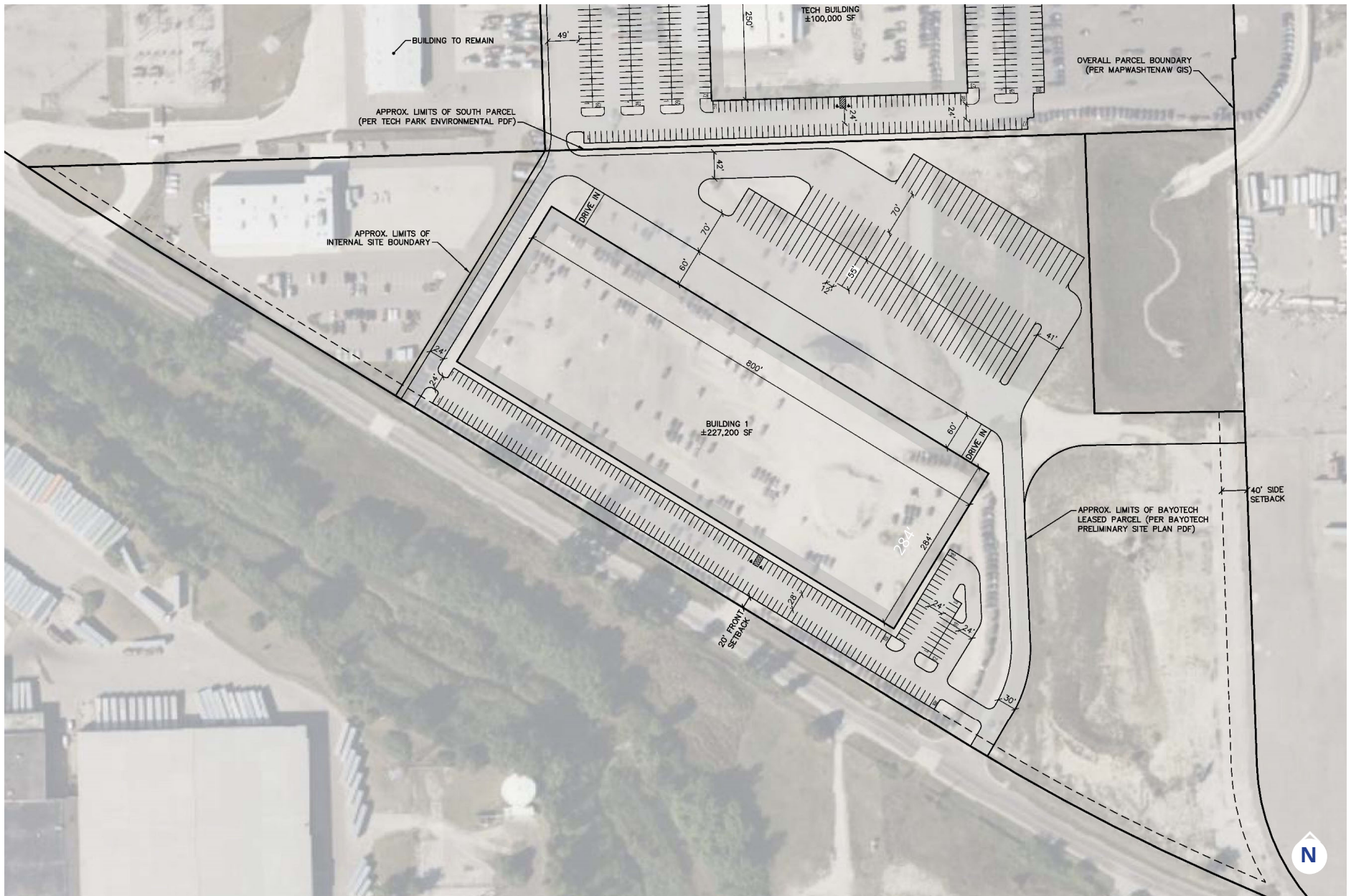
Rental

Asking Rate Subject to Offer

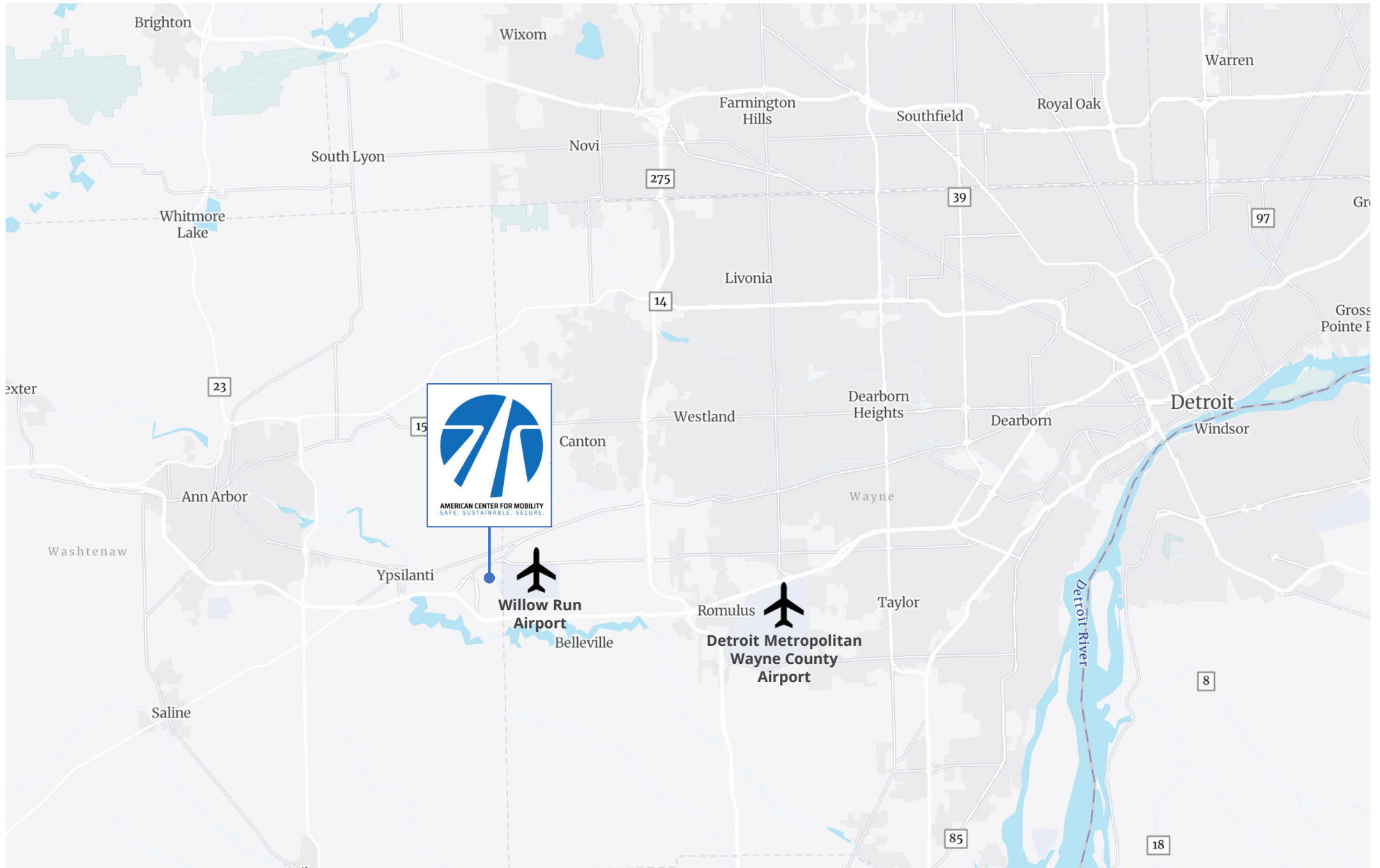
Operating Expenses Renaissance Zone



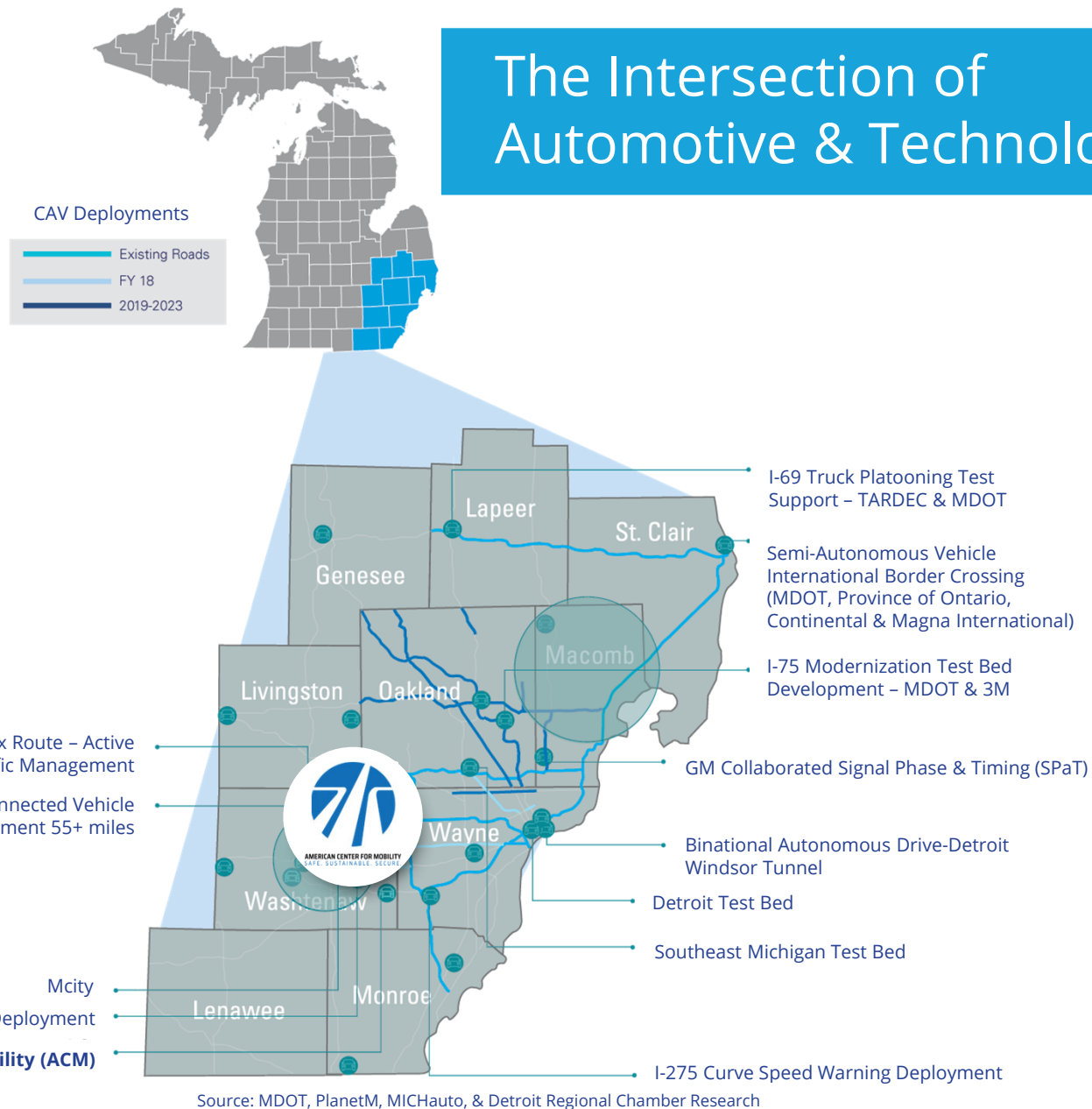
Site Plan



Property Location



The Intersection of Automotive & Technology



As the technology and automotive industries converge, Michigan automakers are actively engaged in partnerships with companies around the globe driving innovation around electrifications, autonomous driving, mobility, and connectivity.

CONNECTED VEHICLE DEPLOYMENTS. The Detroit Region leads the nation with a mix of private and public proving grounds, road initiatives, and CAV investments. Additional Michigan investments include statewide CAV data acquisition and weather-responsive information systems, along with signaled intersections in Ingham County.

“The American Center for Mobility serves as one more proof point that Michigan is the most compelling place in the world to do connected and autonomous vehicle testing and development.”

- Paul Krutko, Ann Arbor SPARK
President & Chief Executive Officer



AMERICAN CENTER FOR MOBILITY

SAFE. SUSTAINABLE. SECURE.

THE AMERICAN CENTER FOR MOBILITY ACM offers a one-of-a-kind global development center to transform the way industries advance safe, sustainable, and secure mobility technologies. Located in Southeast Michigan on over 500-acres at the historic Willow Run site in Ypsilanti. ACM offers: an Advanced Mobility Proving Ground with test environments featuring specialized infrastructure, equipment, facilities and resources; An innovation and technology campus with an industrial tech park for the co-location of mobility companies; Event and demonstration areas for showcasing mobility technologies and convening industry activities. ACM is open to private industry, start-ups, government, standards bodies, and academia.

FOUNDING PARTNERS:

ACM was formed through a public private partnership through which industry partners made investments along side the state of MI to establish and build ACM's 500-acre global development center. As part of their investments, founding industry members, sponsors, and service providers were allotted seats on ACM's Industry Advisory Board (IAB) providing them an insider view and allowing them to provide guidance into ACM's strategic direction, facilities & testing capabilities, and service offerings. ACM is extending access to our IAB to long-term campus tenants.



TOYOTA



HYUNDAI



Visteon



AT&T

Deloitte.

intertek

SIEMENS

STATE & LOCAL ECONOMIC INCENTIVES

MICHIGAN ECONOMIC DEVELOPMENT CORPORATION

The state is continuing that legacy with MEDC's PlanetM initiative, a partnership of mobility organizations, communities, educational institutions, research and development, and government agencies that are working together to develop and deploy mobility technologies driving the future. <https://www.michiganbusiness.org/>

ANN ARBOR SPARK

Home to more than 200 mobility companies that employ over 15,000, the Ann Arbor region is a leading source of connected and autonomous vehicle innovation. Working with its state and local partners, Ann Arbor SPARK is actively accelerating the growth of mobility companies — from startups to global powerhouses — by offering site selection services, help in finding and retaining talented employees, grants, incentives, and other critical support. Ann Arbor SPARK also works to attract mobility companies and job seekers to this region. <https://annarborusa.org/>

RENIASSANCE ZONE

ACM's properties are designated as a Renaissance Zone through 2031. This provides for the abatement of about 85% of real and personal property taxes.

MICHIGAN BUILD READY SITE - CERTIFIED SHOVEL READY

Site work is completed for the tech park – roads and utilities are in place. Build Ready is defined as a site that has appropriate planning, zoning, surveys, title work, environmental conditions, soil conditions, public infrastructure engineering completed, and the property is available for development.



The American Center for Mobility
Technology Park

150,000 – 227,000 SF Available
Industrial / R&D BTS Site
For Lease

Patrich Jett, SIOR, MCR, LEED AP
Senior Vice President
734 660 0763
Patrich.Jett@colliers.com



AMERICAN CENTER FOR MOBILITY
SAFE. SUSTAINABLE. SECURE.

Colliers International Detroit
400 W. 4th Street, Suite 350
Royal Oak, MI 48067
www.colliers.com/detroit

