



GENESEE BUSINESS CENTER

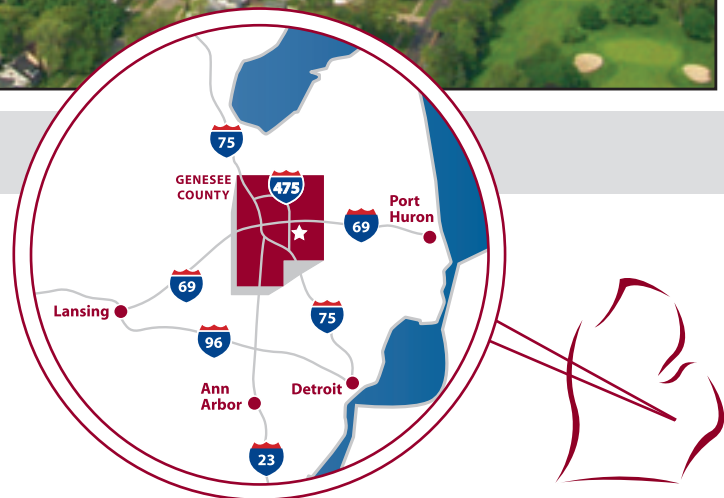


LOCATION

Genesee Business Center
4800 S. Saginaw Street, Flint, Michigan 48507

The Genesee Business Center is a world-class facility centrally located in mid Michigan within an hour's drive of Ann Arbor, Detroit, Lansing and Oakland County. The 500,000 square foot facility is within minutes of I-75, US 23 and I-69. Access to I-475 is within a mile. Bishop International Airport is located ten minutes from the Center.

For further information contact: Nell Taylor
(810) 600-1434 or ntaylor@thegrcc.org



WORLD-CLASS, MULTI-USE FACILITY

- Office Space
- Retail/Commercial
- Light Industrial
- Advanced Manufacturing

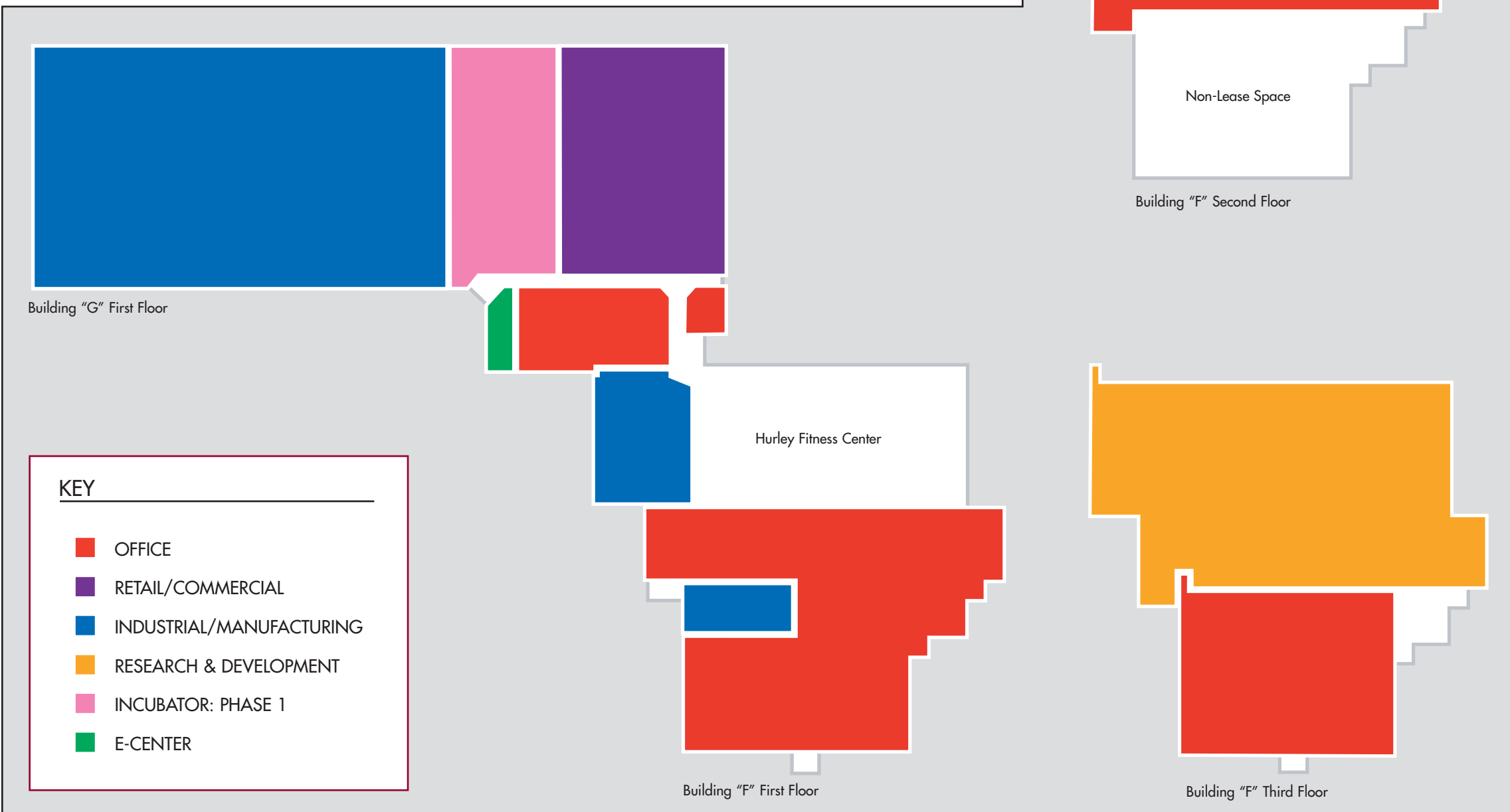


The Genesee Business Center is a project of the Genesee County Board of Commissioners, the Genesee County Land Bank Authority and the Genesee Regional Chamber of Commerce.

For additional site information visit www.cpix.net

SPACE AVAILABLE FOR RENT

The Genesee Business Center is a multi-use facility that has areas dedicated to office space, retail or commercial operations, light industrial activities and advanced manufacturing. In addition, significant space is set aside for research and development. The Center is also home to the Genesee County Regional Chamber of Commerce E-Center which provides numerous services for start-up businesses.



OFFICE

Up to 140,000 square feet of contiguous space
 Size Range: 150 – 140,000 square feet
 Lease Rates: \$8 to \$12 per square foot

RETAIL/COMMERCIAL

100,000 square feet total
 Size Range: 450 – 15,000 square feet
 Lease Rates: \$5 to \$8 per square foot

INDUSTRIAL/MANUFACTURING

Up to 140,000 square feet of contiguous space
 Size Range: 10,000 – 140,000 square feet
 Lease Rates: \$3 to \$5 per square foot
 Build to suit

RESEARCH & DEVELOPMENT

Up to 78,000 square feet of contiguous space
 Size Range: 4,000 – 78,000 square feet
 Lease Rates: Negotiable

INCUBATOR: PHASE 1

29,490 square feet
 The incubator consists of 1–4 person offices which share common areas and expenses, and is an environment where new businesses can grow into the marketplace.

E-CENTER

2,200 square feet
 The E-Center is a local business resource that provides assistance to businesses interested in locating in Genesee County. The E-Center is also home to an Automation Alley satellite office.

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