DETROIT IS ON THE RISE
Industrial Site Opportunities
Detroit has an abundance of quality industrial site opportunities. With its high-capacity infrastructure, skilled workforce, and market position as an international gateway, your business can flourish in Detroit.

**SECTOR OPPORTUNITIES**

- **ADVANCED MANUFACTURING**
  Detroit has paved the way for each phase of industrial evolution—from Henry Ford’s assembly line to automation—and is poised to continue its leadership role in advanced manufacturing industries.

- **FOOD MANUFACTURING**
  The Motor City’s third largest economic sector is the food system, which includes the production, distribution, and value-adding processing of food.
  
  **Eastern Market** is one of the oldest and largest public markets in the country. It’s the central hub of Detroit’s vibrant food industry and a place to test new products, grow your business, and engage with a citywide food community.
  
  **$3.53 billion** of agricultural products were exported from Michigan to Canada, Japan, Mexico, South Korea, China and more in 2013

- **AUTOMOTIVE/MOBILITY**
  Michigan remains the epicenter for the North American automotive industry and is paving the way for the future of mobility.
  
  **16 automotive OEMs and 1,800 suppliers in Michigan**
  
  **$23 billion** in new OEM & supplier investment since 2010
  
  **$100 million development of a 335-acre, federally designated, connected and automated vehicle technology test center—the American Center for Mobility**

**TALENT AND RESOURCES**

- **EDUCATION**
  The Detroit MSA is home to a specialized talent pool and thanks to partnerships with local universities and workforce training programs, you’ll have direct access to the qualified workers you need.
  
  **5,000 engineers graduate annually** from the region’s universities
  
  The University Research Corridor (URC), a partnership between three nationally recognized public universities—Michigan State University, University of Michigan, and Wayne State University—is ranked second nationally among university clusters in the Innovation Power Rankings
  
  **Job growth** in STEM occupations was 18.4% from 2010-2015, compared to a national average of 9.4% (EMSI)
  
  **The Detroit Promise** provides free college tuition to any Detroit resident student graduating from high school in Detroit

- **WORKFORCE DEVELOPMENT**
  Michigan’s advanced manufacturing companies generate $60 billion in revenue annually and employ 347K.
  
  **60+ workforce development programs and 25+ diverse industry groups** provide a robust network
  
  **Lightweight Innovations for Tomorrow (LIFT)** is one of three federally designated manufacturing innovation centers. A public-private partnership of 36 companies and 12 universities, this 100k-square-foot facility serves as a national resource for R&D and commercialization.

**COST**

Detroit offers the best big-city value in America. It features historic buildings with character at a price point that’s accessible. The city also possesses land ideal for new construction.

Detroit has ranked in the top 10 of major American and international cities in housing affordability for each of the last three years in an annual survey by Demographia

CNBC ranked Michigan No. 7 for best business climate in 2016

**RECENT INVESTMENTS**

- **Firm FLEX-N-GATE**
  Investment size **$95 million**
  
  # of employees **750**
  
  Groundbreaking date **2017**
  
  Sq. ft. **350K**

- **Firm SAKTHI AUTOMOTIVE**
  Investment size **$32 million**
  
  # of employees **350**
  
  Groundbreaking date **2015**
  
  Sq. ft. **110K**

**INFRASTRUCTURE ASSETS**

Detroit belongs to **Foreign-Trade Zone No. 70**

Access to 4 class I railroads

Completely toll-free highway system with direct access to interstate freeways
## SPACE AVAILABILITY

<table>
<thead>
<tr>
<th>Industrial Market Inventory</th>
<th>AVAILABILITY</th>
<th>VACANCY</th>
<th>GROSS ASKING LEASE RATE ($/SF/YR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Louisville</td>
<td>8.2%</td>
<td>7.1%</td>
<td>$3.44*</td>
</tr>
<tr>
<td>Columbus</td>
<td>7.1%</td>
<td>5.0%</td>
<td>$3.56*</td>
</tr>
<tr>
<td>St. Louis</td>
<td>6.6%</td>
<td>4.7%</td>
<td>$4.19</td>
</tr>
<tr>
<td>Detroit</td>
<td>10.9%</td>
<td>5.6%</td>
<td>$4.38</td>
</tr>
<tr>
<td>San Antonio</td>
<td>12.7%</td>
<td>8.8%</td>
<td>$5.43*</td>
</tr>
<tr>
<td>Baltimore</td>
<td>11.7%</td>
<td>7.2%</td>
<td>$5.44*</td>
</tr>
<tr>
<td>Atlanta (Central)</td>
<td>8.8%</td>
<td>8.2%</td>
<td>$6.94*</td>
</tr>
<tr>
<td>Houston</td>
<td>8.8%</td>
<td>5.2%</td>
<td>$7.20</td>
</tr>
<tr>
<td>Seattle (Close-in)</td>
<td>3.3%</td>
<td>2.2%</td>
<td>$9.96*</td>
</tr>
</tbody>
</table>

*Triple Net Lease Rate

CBRE Research, April 2017
OUR MISSION
THE DETROIT ECONOMIC GROWTH CORPORATION
The DEGC is dedicated to Detroit's growth. The DEGC's mission is to design and implement innovative solutions that drive investment, create jobs, and advance the economy of the City of Detroit through public-private collaborations.

WE ARE
• The City of Detroit's economic development experts
• Advocates and facilitators for the business community
• A source for identifying real estate options for relocation or expansion projects
• A gateway to cost-saving programs and incentives

DETROIT ECONOMIC GROWTH CORPORATION
500 Griswold St., Ste. 2200
Detroit, MI 48226
Phone: 313-963-2940
Fax: 313-963-8839
degc.org

THANKS TO DTE ENERGY AND DESTINATION DETROIT