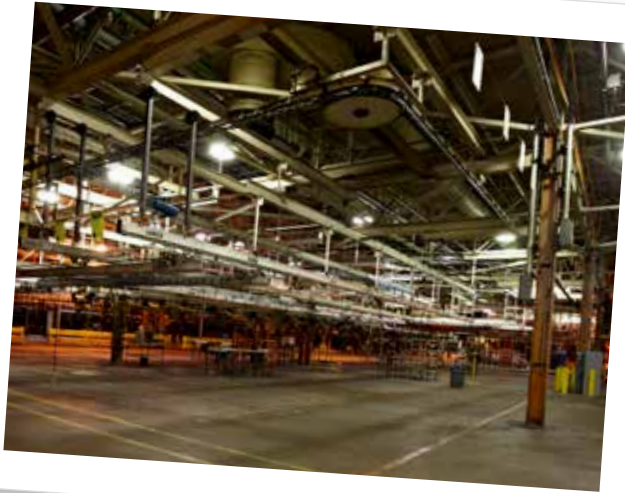


RACER Properties in Pontiac



Pontiac, MI



Pontiac North Campus Industrial Land

Property Information:

Address: 501 North Glenwood
Avenue, Pontiac, MI

Contact for Sale: Bruce Rasher

Acreage: 41.9 acres (approximate)

Description of Property: Several
vacant parcels

Zoning: M-1, Light Manufacturing;
M-2, Heavy Manufacturing;
R-1, One Family Dwelling;
C-1, Local Business; P-1, Parking

Infrastructure: Available sewer,
water and electric

RACER ID: 11970

Marketing Brochure:
<http://bit.ly/1GxQHOy>

Under Contract

Encompassing approximately 41.9 acres about a mile north of Downtown Pontiac, this property includes a large vacant parcel on North Glenwood Avenue, and several smaller parcels in the area.

Environmental remediation work at this site is being performed through the RCRA Corrective Action program under the oversight of the United States Environmental Protection Agency. Light-non-aqueous phase liquid (LNAPL) has been identified at the site and soil impacted with PCBs is present along the site's southern border and must be appropriately capped. Anticipated future work at the site includes additional characterization of the LNAPL, identifying and evaluating remedial alternatives for the LNAPL, maintenance of the future cap for PCB-impacted soil, and groundwater monitoring. Deed restrictions will likely include prohibiting use of groundwater, protecting the cap for PCB-impacted soil, managing potential vapor intrusion, and limiting movement of soil in some areas.



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Fiero Assembly Plant

Property Information:

Address: 888 Baldwin Avenue,
Pontiac, MI 48340

Contact for Sale: Bruce Rasher

Acreage: 12.8 acres

Description of Property:

The available parcels formerly were used as employee parking for the neighboring Fiero Operational Area's Plant 17.

Zoning: P-1, Parking

Infrastructure: Sanitary and storm sewers, water, natural gas and power

RACER ID: 11210

Marketing Brochure:
<http://bit.ly/2abSfX7>

This property includes two former parking lots and vacant land totaling approximately 12.8 acres with 850 feet of frontage along Baldwin Avenue and 550 feet of frontage on West Kennett Avenue. Gas, water, sewer, and electric utilities are available nearby.

Portion Sold



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Fiero Powerhouse

Property Information:

Address: 900 Baldwin Avenue,
Pontiac, MI 48340

Contact for Sale: Bruce Rasher

Acreage: 18.84 acres

Description of Property: Land only,
powerhouse on site owned by DTE
Energy, small group of parcels on
Baldwin and Kennett

Zoning: M-2, Heavy Manufacturing;
C-3, Corridor Commercial

Infrastructure: Sanitary and storm
sewers, water and power

RACER ID: 11160

Marketing Brochure:
<http://bit.ly/1p800fT>

Portion Sold

The Fiero Powerhouse, part of the former Fisher Body Plant, was purchased by DTE Energy through a ground lease, though the RACER Trust retains ownership of the 18.84 acres of land at the site. The property is located in Pontiac along E. Kennett Road, near the larger GM Pontiac North Campus and is zoned M-2, Heavy Manufacturing. An additional approximately .33 acres of C-3, Corridor Commercial-zoned land to the west of the Powerhouse property, located at the southeast corner of Baldwin Avenue and E. Kennett, has been sold.



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