



# IRONWOOD

MICHIGAN | *Find Your North*

## DEVELOPER PACKET

1001 E. Cloverland Dr.

[WWW.CITYOFIRONWOOD.ORG/BUSINESS](http://WWW.CITYOFIRONWOOD.ORG/BUSINESS)



# Ironwood Community Profile

Why Ironwood?

Why You?

[VIEW THE  
COMMUNITY PROFILE](#)



**AWARD WINNING  
COMPREHENSIVE PLAN**



**Ironwood is Pro-Business**

affordable housing | competitive wages | available workforce | local EDC  
low cost | safe | tax incentives | accessible shipping | daily flights | fiber & broadband internet

**GOGEBIC - IRON  
IWD  
COUNTY AIRPORT  
DAILY FLIGHTS**

For businesses that need to travel, the Gogebic-Iron County Airport has 2 daily flights to Chicago all week, and 2 daily flights to Minneapolis, Monday - Friday.



**TAX INCENTIVES**

The Ironwood Industrial Park houses many world-class businesses. Acres of land and market ready buildings are for sale. The



**UPS CENTER LOCATED IN  
IRONWOOD**

The City of Ironwood understands the need for commercial businesses to have easy access to shipping. We have an expanding UPS Center located directly in the City of Ironwood which

**WHY IRONWOOD?**

**More Resources & Information**

**IRONWOOD RETAIL  
TARGET MARKET ANALYSIS**

**IRONWOOD HOUSING  
TARGET MARKET ANALYSIS**

**WWW.CITYOFIRONWOOD.ORG/BUSINESS**

# 1001 E. Cloverland Dr.



## Site Details

**Address:** 1001 E. Cloverland Dr.

**Zoning:** C3 Highway Commercial

**Total Acres:** 5.59 Acres

**Utilities:** Water, Sewer, Natural Gas, Phone, Internet, Cable, Fiber at the street.

**Former Tenant:** Kmart

**Highway Access:** Highway US2

**Frontage:** 563 Feet

**Link:** [Click here to see more site details.](#)

**Property Description:** Vacant developable site on Highway US2. The former site of Kmart this property is located on Michigan's Iron Belle Trail and Snowmobile Trail #2. This property is prime for redevelopment with potential access to funding through the Michigan Economic Development Corporation and Brownfield Tax Credits through the Gogebic County Brownfield Development Authority.

## Incentives

Brownfield Redevelopment Site  
Michigan Community Revitalization Program  
Community Development Block Grant  
Commercial Rehabilitation Act  
Commercial Redevelopment Act

**Location Description:** Located on the busies section of Highway US2 in Ironwood. bordering a restaurant, hotel and offices.



# Vision for the Site



Retail Plaza or Hotel Accomodations



Restaurant

## Potential Future Uses

Mixed Use Commercial/Office  
Hotel Accomodations  
Retail, Restaurants, Plaza  
Office Space



## Zoning Ordinance

## Site Perks

Large frontage of Highway US2 and multiple transportation routes.



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## Links to Documents

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