

Form Entry
Site Name
Site Address
City
State
Zip Code
County
Map Link URL
Site Latitude, Longitude
<b>Minimun Requirements</b>
30 acres of land (Confirm that the proposed site meets the minimum requirements listed below:)
350,000 sqft for proposed building footprint (existing buildings only) (Confirm that the proposed site meets the minimum requirements listed below:)
<5 miles distance to highway (Confirm that the proposed site meets the minimum requirements listed below:)
<25 miles to nearest international airport (Confirm that the proposed site meets the minimum requirements listed below:)
Heavy or Light Industrial Zoning (Confirm that the proposed site meets the minimum requirements listed below:)
Industrial Adjacent Zoning and Uses (Confirm that the proposed site meets the minimum requirements listed below:)
Clean preliminary environmental and archeological reports (Confirm that the proposed site meets the minimum requirements listed below:)
<b>Site / Building Characteristics</b>
Is this an existing/spec building or a greenfield site?
Land plot size (acres):
Building Size (square footage):
Office Space (square footage):
Quality Lab (square footage):
Warehouse (square footage):
Manufacturing Floor (square footage):
Clean Room (square footage):
Others, if any (square footage):
Building Class
Construction Material
Ceiling Height
Floor Slab Thickness
Floor Bearing Capacity
Number of Machinery Pits Available
Dimensions of Machinery Pits (if available)
Dock Doors Available
Drive-in Doors Available
Employee Parking Spots Available
Truck Parking Spots Available
HVAC Availability and Location(s) within Building
Onsite Amenities Available (e.g., cafeteria, gym, etc.)
Other
<b>Land Development / Timing</b>
Site Building Coverage Ratio (%)
Does coverage ratio only include the building footprint, or does it include parking as well? If other, please explain.
Current state of site (wooded, cleared, graded, etc.) (Is the site prepared for immediate development (greenfield sites) or immediate occupancy (existing buildings)?)
Estimated timing for "shovel-ready" preparations (Is the site prepared for immediate development (greenfield sites) or immediate occupancy (existing buildings)?)
Utilities infrastructure in place? (Is the site prepared for immediate development (greenfield sites) or immediate occupancy (existing buildings)?)
Describe the topography (e.g., flat, gently rolling, forested, elevations on any part of the site)
Elevation change across the site (in feet)
Will the slope create any additional site preparation/construction issues?
Will constructing facilities with a maximum exterior height of 40 ft. require additional permitting/approvals?
<b>Expansion Potential</b>
Is adjoining land currently available upon which to expand?
Describe the topography (e.g., flat, gently rolling, forested, elevations on any part of the site) that could impact onsite expansion
Elevation change across the site (in feet)
Will the slope create any additional site preparation/construction issues for future expansion?
Is a right of first refusal or long-term option available on adjoining land?
<b>Zoning and Surrounding Uses</b>
Current zoning:
Will there be any rezoning requirements for a fill and finish facility? If so, please describe them.
Is this site in an economic empowerment zone, enterprise zone, or other incentive zone?:
How would you characterize the immediate surrounding area (industrial, residential, naturally forested, etc.)?:
Please provide a description of adjacent and immediately proximate uses (if industrial, please indicate specific type of operations and name of company)
North:

South:
East:
West:
<b>Site Ownership</b>
Is the property wholly controlled by a single owner? If no, how many owners exist and what proportion does each party own?
Land Owner(s):
Public / private entity?:
In the case of private ownership, would it be possible for a city / economic development group to purchase or option the property?
Are all owners aware of the property being marketed and willing to sell / lease the property?
Is the property represented by a broker? If yes, please provide name and contact:
<b>Site Acquisition</b>
Is the property for sale or for lease?
Date available for sale/lease:
Asking sale price (\$ per acre):
Asking lease rate (NNN, \$ per SF):
Terms (indicate any special considerations):
Is the price "as-is" or does it include required improvements?:
Has a boundary study or Alta Survey been completed for the site? If yes, please provide date of completion:
<b>Geological Site Issues</b>
Has a geotechnical study been completed or soil borings been drilled? If yes, please provide date of completion:
Soil bearing capacity:
Soil conditions/type:
Current ground water level:
<b>Environmental Site Issues</b>
Are there any wetlands on the site?
If yes, please describe and identify date of delineation:
Environmental Phase I complete?
If no, when planned?:
If yes, date Environmental Phase I completed:
If yes, please provide details on any negative findings:
Has an archeological study been conducted? If yes, please provide date of completion:
If yes, please provide details on any negative findings:
Has a wildlife/endangered species study been conducted? If yes, please provide date of completion:
If yes, please provide details on any negative findings:
<b>Environmental Contamination</b>
Is this site classified as brownfield?
Is the site in any way contaminated in its present condition?
<b>Flood Plain</b>
Is any part of site in a 100-Year Flood Plain?
Is any part of site in a 500-Year Flood Plain?
<b>Storm Drainage</b>
Is a storm water drainage and retention system in place that can accommodate a manufacturing facility? If no, please indicate process and timing for construction:
<b>Major Highways and Site Access</b>
Is the site constrained by a local roadway?
Are there multiple existing access roads to the site? (yes or no)
(explain)
Highway Access (name of closest 4-lane highway):
Highway Access (distance from 4-lane highway to property):
Highway Access (name of closest interstate):
Highway Access (distance from interstate to property):
Is access to the property in need of improvement?
<b>Airports</b>
Closest domestic Commercial Airport Access (airport name, code, and distance to property):
What other commercial airports, if any, are within 1.5 hours of the site? (please indicate approximate distance to each):
<b>Provide information on the manufacturing/pharmaceutical operations that are the largest employers of labor within a 25-mile radius from the site</b>
Company 1 (Company name, Location [address/county/city], type of manufacturing operation, number of employees, year established in the community, approximate distance to site)
Company 2 (Company name, Location [address/county/city], type of manufacturing operation, number of employees, year established in the community, approximate distance to site)
Company 3 (Company name, Location [address/county/city], type of manufacturing operation, number of employees, year established in the community, approximate distance to site)
Company 4 (Company name, Location [address/county/city], type of manufacturing operation, number of employees, year established in the community, approximate distance to site)
Company 5 (Company name, Location [address/county/city], type of manufacturing operation, number of employees, year established in the community, approximate distance to site)
<b>Provide information on any testing laboratories, cold storage facilities and warehouses within a 25-mile radius from the site</b>

Company 1 (Company name, location [address/county/city], type of manufacturing operation [Testing Lab, Warehouse, Cold Storage] , number of employees, approximate distance to site)
Company 2 (Company name, location [address/county/city], type of manufacturing operation [Testing Lab, Warehouse, Cold Storage] , number of employees, approximate distance to site)
Company 3 (Company name, location [address/county/city], type of manufacturing operation [Testing Lab, Warehouse, Cold Storage] , number of employees, approximate distance to site)
Company 4 (Company name, location [address/county/city], type of manufacturing operation [Testing Lab, Warehouse, Cold Storage] , number of employees, approximate distance to site)
Company 5 (Company name, location [address/county/city], type of manufacturing operation [Testing Lab, Warehouse, Cold Storage] , number of employees, approximate distance to site)
Company 6 (Company name, location [address/county/city], type of manufacturing operation [Testing Lab, Warehouse, Cold Storage] , number of employees, approximate distance to site)
Company 7 (Company name, location [address/county/city], type of manufacturing operation [Testing Lab, Warehouse, Cold Storage] , number of employees, approximate distance to site)
Company 8 (Company name, location [address/county/city], type of manufacturing operation [Testing Lab, Warehouse, Cold Storage] , number of employees, approximate distance to site)
Company 9 (Company name, location [address/county/city], type of manufacturing operation [Testing Lab, Warehouse, Cold Storage] , number of employees, approximate distance to site)
Company 10 (Company name, location [address/county/city], type of manufacturing operation [Testing Lab, Warehouse, Cold Storage] , number of employees, approximate distance to site)
<b>Provide any significant recent (last 5 years) pharmaceutical industrial investments within a 25-mile radius of the site</b>
Company 1 (Company name, Location [address/county/city], Operation, Number of employees, Year established in the community, Investment amount [if possible], approximate distance to site)
Company 2 (Company name, Location [address/county/city], Operation, Number of employees, Year established in the community, Investment amount [if possible], approximate distance to site)
Company 3 (Company name, Location [address/county/city], Operation, Number of employees, Year established in the community, Investment amount [if possible], approximate distance to site)
Company 4 (Company name, Location [address/county/city], Operation, Number of employees, Year established in the community, Investment amount [if possible], approximate distance to site)
Company 5 (Company name, Location [address/county/city], Operation, Number of employees, Year established in the community, Investment amount [if possible], approximate distance to site)
<b>Provide any significant recent (last 5 years) pharmaceutical industrial downsizings within a 25-mile radius of the site</b>
Company 1 (Company name, Location [address/county/city], Operation, Number of employees, date of downsizing in the community, approximate distance to site)
Company 2 (Company name, Location [address/county/city], Operation, Number of employees, date of downsizing in the community, approximate distance to site)
Company 3 (Company name, Location [address/county/city], Operation, Number of employees, date of downsizing in the community, approximate distance to site)
Company 4 (Company name, Location [address/county/city], Operation, Number of employees, date of downsizing in the community, approximate distance to site)
Company 5 (Company name, Location [address/county/city], Operation, Number of employees, date of downsizing in the community, approximate distance to site)
<b>Easements</b>
Gas (Please provide information on existing easements related to the following elements that would impact construction or the expansion potential of the existing building/site:) [Yes or No, if yes, please explain]
Electric (Please provide information on existing easements related to the following elements that would impact construction or the expansion potential of the existing building/site:) [Yes or No, if yes, please explain]
Telecom (Please provide information on existing easements related to the following elements that would impact construction or the expansion potential of the existing building/site:) [Yes or No, if yes, please explain]
Municipal Water (Please provide information on existing easements related to the following elements that would impact construction or the expansion potential of the existing building/site:) [Yes or No, if yes, please explain]
Sewer (Please provide information on existing easements related to the following elements that would impact construction or the expansion potential of the existing building/site:) [Yes or No, if yes, please explain]
Rail (Please provide information on existing easements related to the following elements that would impact construction or the expansion potential of the existing building/site:) [Yes or No, if yes, please explain]
Other (explain) (Please provide information on existing easements related to the following elements that would impact construction or the expansion potential of the existing building/site:) [Yes or No, if yes, please explain]
If yes to any, can they be moved or built over? [Yes or No, if yes, please explain]
Do any other entitlement or easement issues exist on the site? [Yes or No, if yes, please explain]
If so, can they be mitigated? [Yes or No, if yes, please explain]
<b>Electric Service</b>
Electric Service Provider:
Electric capacity (MW) available on the current/proposed transmission line?
Electric: If additional capacity is needed to meet minimum requirements, what is the estimated timing and cost to provide?
Electric: Type of power line from which the site is fed: (Transmission or Distribution)
What is the distance of the line serving the site?
What is the voltage of the line serving the site?
How far is the site from the nearest overhead power line?

How far is the site from a high voltage transmission line (i.e., 115 kV or 135 kV)?
Is dual feed electric service available? Note: "dual feed" is defined as (1) two different lines extended from two different substations that are fed from two different high-voltage supply lines or (2) service from a single substation containing a switch between two transformers served from two different high-voltage supply lines: (yes or no)
If no, can dual feed service be extended?: (yes or no, if yes, estimate timing, cost and high level plan to serve)
Is onsite electric service substation an option? (yes or no)
Substation #1 Distance:
Substation #2 Distance:
Substation #3 Distance:
Estimated average electricity rate per kWh (not incentivized):
Does the estimated rate include the electricity demand cost? (yes or no If no, what is the demand cost?
Have there been any reported outages on nearby substations in the past ten years? (yes or no, If yes, please explain.)
Electric: Additional Info
<b>Fiber Optic Infrastructure (Telecommunications)</b>
Telecom Provider #1 Name:
Telecom Provider #1 Capacity:
Telecom Provider #2 Name:
Telecom Provider #2 Capacity:
Fiber Optic: Distance in miles (rounded to the nearest tenth of a mile) from site to nearest PoP (Point-of-Presence)
<b>Wastewater Service</b>
Wastewater: Service Provider
Wastewater: Distance from site to wastewater line serving site
Wastewater: Distance from site to nearest wastewater treatment facility
Wastewater: Current Capacity (GPD) available through line capable of serving site
Wastewater: If additional capacity is needed to meet minimum requirements, what is the estimated timing and cost to provide?
Average wastewater rate per gallon:
BOD (ppd) (What are the wastewater thresholds for all relevant pollutants?)
COD (ppd) (What are the wastewater thresholds for all relevant pollutants?)
TDS (ppd) (What are the wastewater thresholds for all relevant pollutants?)
TSS (ppd) (What are the wastewater thresholds for all relevant pollutants?)
pH Level (pH) (What are the wastewater thresholds for all relevant pollutants?)
Temperature (°F) (What are the wastewater thresholds for all relevant pollutants?)
FOG (ppd) (What are the wastewater thresholds for all relevant pollutants?)
<b>Other Energy Sources</b>
Please describe the availability of any additional renewable energy sources (aside from those already covered) that are proximate to the site (e.g., wind, solar):
<b>Taxes</b>
Real Property: Taxes Paid Last Year
Real Property: % of Market Value Assessed
Real Property: Millage Rate per \$1,000 Assessed
Is manufacturing M&E subject to Personal Property Tax?
Is building M&E subject to Personal Property Tax?
Personal Property (M&E): % of Market Value Assessed
Personal Property (M&E): Millage Rate per \$1,000 Assessed
Personal Property (M&E) Depreciation Schedule % (Amount of M&E value (% of purchase price) taxed in year N (e.g., 90%))
Is inventory subject to Personal Property Tax?
Personal Property (inventory): % of Mkt Value Assessed
Personal Property (inventory): Tax Rate per \$1,000 Assessed
State Sales Tax
Local Sales Tax
Is there a sales tax on utilities used in the manufacturing process? (yes or no, if yes please identify)
Sales Tax % on Electricity
Sales Tax % on Natural Gas
Sales Tax % on Water
Sales Tax % on Wastewater
What other taxes would apply to a manufacturing operation? Indicate type of tax and applicable rate:
<b>Distinguishing Features: Property &amp; Community</b>
Distinguishing Features: Property
Distinguishing Features: Community
<b>Supplemental Documentation</b>
Photo #1 (JPG, TIF, BMP formats only, with file size < 5MB)
Photo #2 (JPG, TIF, BMP formats only, with file size < 5MB)
Photo #3 (JPG, TIF, BMP formats only, with file size < 5MB)
Utility Map (File size must be < 5MB)
Site Plan (w/ topo map) (File size must be < 5MB)
Area / Location Maps (File size must be < 5MB)
Zoning Ordinance (File size must be < 5MB)
Environmental Reports (e.g., Phase I) (File size must be < 5MB)

Flood Plain Map (File size must be < 5MB)
Wetlands Delineation (File size must be < 5MB)
Miscellaneous Information #1 (File size must be < 1MB)
Miscellaneous Information #2 (File size must be < 1MB)
Miscellaneous Information #3 (File size must be < 1MB)
Miscellaneous Information #4 (File size must be < 1MB)