

Industrial Property Checklist: Site Selection

Things to consider when choosing industrial property:

Location: Near transportation

- Highways
- Airports
- Railroads
- Seaports/Riverports
- Visibility from major highways

Labor:

- Low wages
- Skilled
- Non-Union

Markets:

- Proximity to targeted market
- Shipping costs to markets

Zoning:

- Will zoning allow you to do what is required by your company?

Incentives from Local Government:

- Any tax incentives to locate to the area?

Access:

- Raw materials
- Loading Docks
- Drive-in Doors
- Rail Spur
- Truck Turnaround Space
- Employee Parking
- Client/Customer Parking

Security:

- Fence
- Alarms
- Guards

Space:

- Yard storage for machinery, materials, waste
- Room for expansion

Utilities:

- Electricity - three-phase
- Water
- Natural Gas
- Sewer
- Chemical Handling
- Waste Disposal Systems

Building Features:

- Floor Space (square feet)
- Ceiling Height (enough clearance?)
- Bay Spacing
- Span Distance
- Floor Load Capacity
- Lighting
- HAVC
- Sprinkler/Fire Hydrants
- Cranes
- Freezers
- Computer Rooms
- Clean Rooms
- Furnances
- Extreme Security