

# INDUSTRIAL ANALYSIS

## Existing Industrial Development

Most industrial development in Lyon Township is located along Grand River Avenue between Lyon Center Drive – East and Napier Road. The Grand River corridor is considered the prime industrial district for the Township, where most industrial growth is expected in the future. The Township has installed sanitary sewer and municipal water utilities along the Grand River corridor, which will further encourage industrial development and/or redevelopment in this area.

A few industrial-type concerns are also located along Griswold Road between Nine and Ten Mile Roads. This area is expected to transition to higher quality industrial uses since Griswold Road between Nine and Ten Mile Road was paved in 2004.

Since 1996, two of the larger industrial employers have closed in Lyon Township, specifically U.S. Trailer and Jervis B. Webb. However, during that same period, two industrial parks have been developed, several new industrial concerns have located in the Township, a number of speculation buildings have been constructed and many existing entities have expanded. Table 6-1 lists industrial developments in the Township along with employment, revealing that industry accounts for almost 1,600 jobs in the Township. The expansion of existing industries and the location of new industries indicate an expansion of the Township’s industrial base.

**Table 6-1**

---

<b>INDUSTRIAL BUSINESSES IN LYON TOWNSHIP</b>	
<b>GRAND RIVER CORRIDOR</b>	
<b><u>Business</u></b>	<b><u>No. of Employees</u></b>
U. S. Food Service	475
Lord Corp.	20
Businesses in Quadrants Industrial – Research Centre	100
Kawasaki Robotics	70
A & M Label	60
Lyon Oaks Drive businesses	25
South Lyon Fence	14
Trident Industrial Blvd. businesses	25
Businesses across Grand River from BCBS	10

Table 6-1(cont.)

INDUSTRIAL BUSINESSES IN LYON TOWNSHIP GRAND RIVER CORRIDOR	
Richard Tool & Die	70
Nailco	50
Pratt & Miller	125
Solomon Plumbing	35
Other businesses along W. K. Smith Drive	45
Reilly Road businesses	15
Cummins	82
Pure-Pak	40
Ferguson Plumbing	55
Sloan Flushmate	50
Keebler	55
Other businesses in Lyon Industrial Research Centre	130
New Hudson Corporation	30
<b>Total Industrial Employment</b>	<b>1,581</b>

Source: McKenna Associates & Lyon Township Survey, 2010

### Industrial Development Trends

According to the Southeast Michigan Council of Governments (SEMCOG) projections, 362,505 jobs will be added to the total employment of Southeast Michigan between 2000 and 2020. This is a 13.5 percent increase over the 2000 employment estimate of 2,673,052. This growth, however, will not come from the manufacturing sector. While manufacturing did increase slightly throughout the region between 1990 and 2000 (4,385 jobs or 1.6%), SEMCOG estimates that manufacturing jobs will decrease in the region over the 20-year period by 14,548 jobs or a negative three percent. The projections reveal that industry will be the weakest segment of the regional economy.

Notwithstanding this somewhat negative outlook for industry, there are some positive considerations:

- Although industrial growth is expected to be sparse in the region, Livingston and Washtenaw counties are expected to experience an increase in production jobs over the next twenty years.
- Lyon Township is positioned at the leading edge of growth in the region. Neighboring communities to the east, such as Wixom and Novi experienced substantial industrial growth in recent years but SEMCOG predicts that the manufacturing growth in these communities will level off. Between 2000 and 2020, Lyon Township will experience a growth of manufacturing jobs of 78%, as will the neighboring townships of Salem (almost 3,000 new jobs) and Milford Township (an increase of 81%), according to SEMCOG.