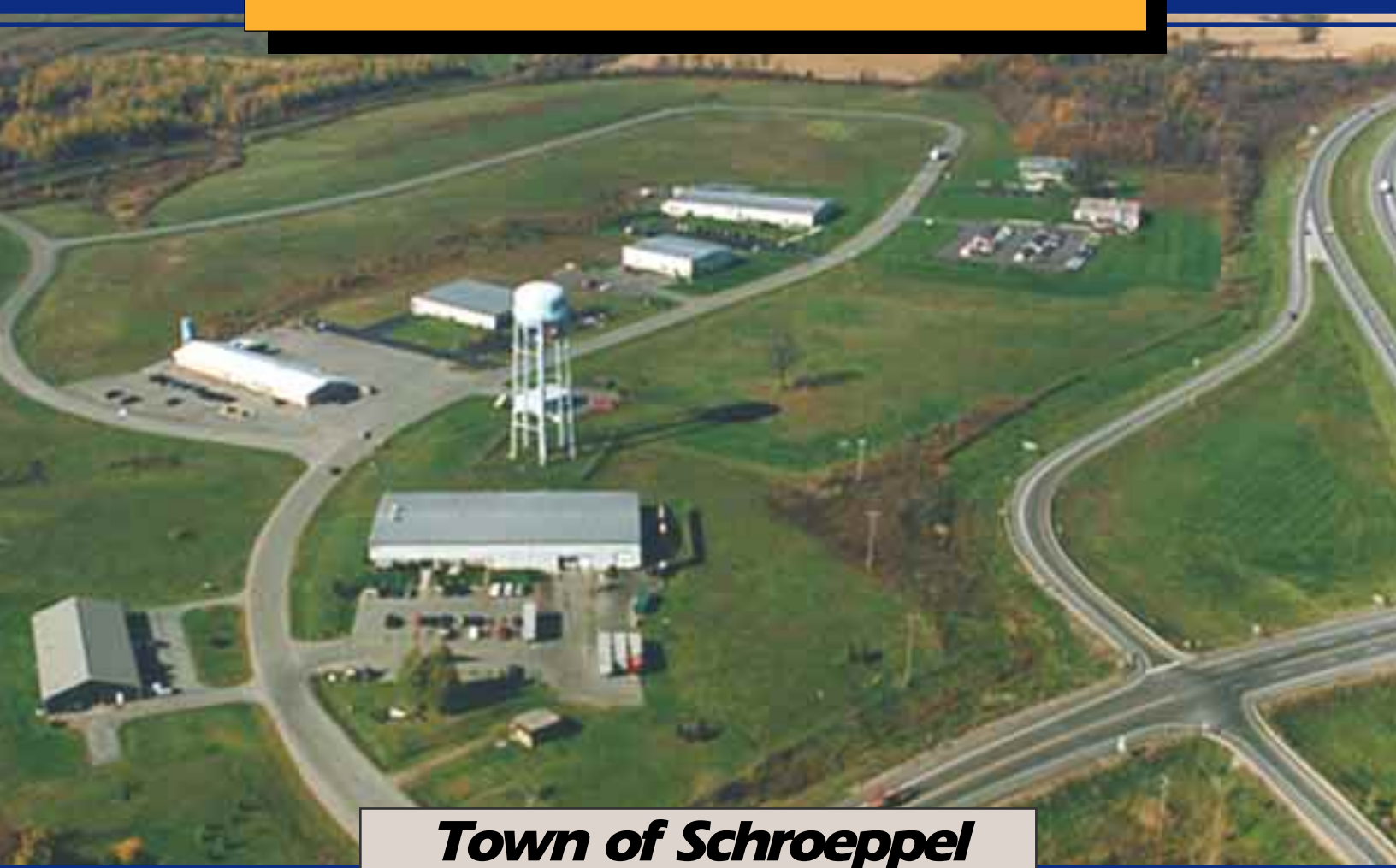


OSWEGO COUNTY INDUSTRIAL PARK



***Town of Schroepfel
Phoenix, N.Y.***



Operation Oswego County

*An Economic and Job Development Corporation
Serving Oswego County, NY*

Site Specifications

This is a full-serve industrial park located in southern Oswego County in the Town of Schroepel, adjacent to Onondaga County and the City of Syracuse, along a major four-lane state highway.

Lot prices between \$15,000 & \$25,000/acre

Location

- On NYS 264, 1 mile northeast of the Village of Phoenix, adjacent to NYS 481
- 18 miles north of Syracuse, NY

Land

- 182 total acres: level to slightly rolling
- Very fine sandy loam soil
- 152 acres available now
- Additional 800 undeveloped acres to the north of the Park is privately-owned and zoned for industrial use

Zoning

- Industrial

Highways

- NYS 481 and NYS 264
- I-81 - 12 miles
- I-90 - 17 miles

Airports

- 9 miles to Oswego County Airport
- 16 miles to Syracuse International Airport

Rail

- Conrail Oswego East Branch
- 2700 feet through the site

Water

- 12" line (Village of Phoenix)
- The Park also is linked to the Metropolitan Water Board's main (capacity of 61 million gallons/day)
- 300,000-gallon elevated water tower on site

Sewer

- 8" line (Village of Phoenix)

Electricity

- 13.2, 34.5, 115 KV transmission lines (Niagara Mohawk Power Corporation)

Gas

- 4" line (Niagara Mohawk Power Corporation)

Corporate Neighbors

Cable Vision Industries
Discovery Day Care
Enders Machine Services
Jenmar Precision
Majestic Mold & Tool
Oneida Rostone Corp.
Owens-Brockway
Phoenix Welding
Q.M.P./Super Coil
Southern Graphics
Oswego State Education Center
Three Rivers Tool

Benefits

Local Financing Benefits

Includes assistance in accessing attractive, competitive-cost financing from:

- County of Oswego Industrial Development Agency (IDA)
 - Tax Exempt and Taxable Bond Financing
 - Incentives Packages
 - Direct Revolving Loan Financing
- SBA 504 Fixed-Asset Financing Available Through Operation Oswego County Inc.
- Conventional Bank Financing From Business-Friendly Area Banks
- Empire State Development Financing Programs
- COMCO/Central New York Enterprise Development Corp. Loans
- Federal (HUD) and Other Governmental Assistance Programs



Southern Graphics



Discovery Day Care

Day Care Benefits

Located in the Park is a 7,000 sq. ft. Discovery Day Care Center facility which is operated by Oswego County Opportunities and opened in 1995.

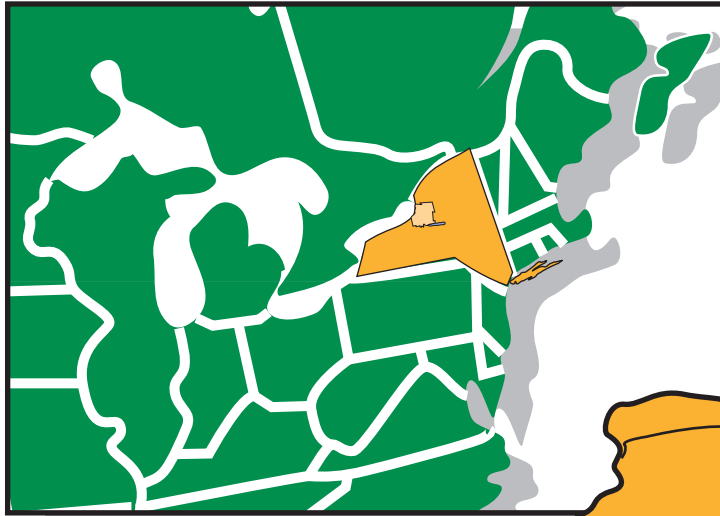
Education and Training Benefits

The State University of New York at Oswego operates the Oswego State Education Center at the Park, providing specialized tailored-made training for business and industry as well as academic course work for degree programs.

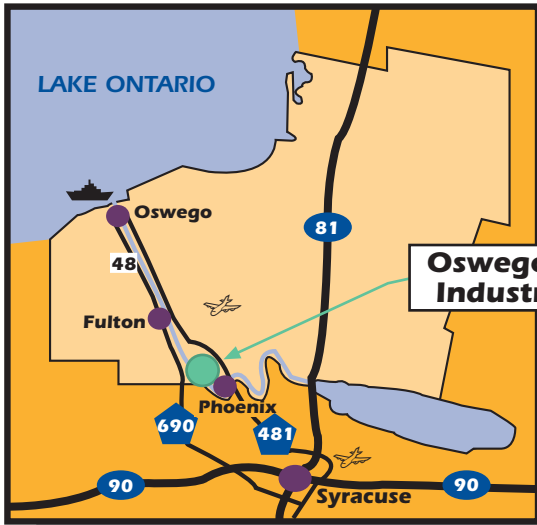


Oswego State Education Center

NORTHEAST U.S.



NEW YORK STATE



OSWEGO COUNTY

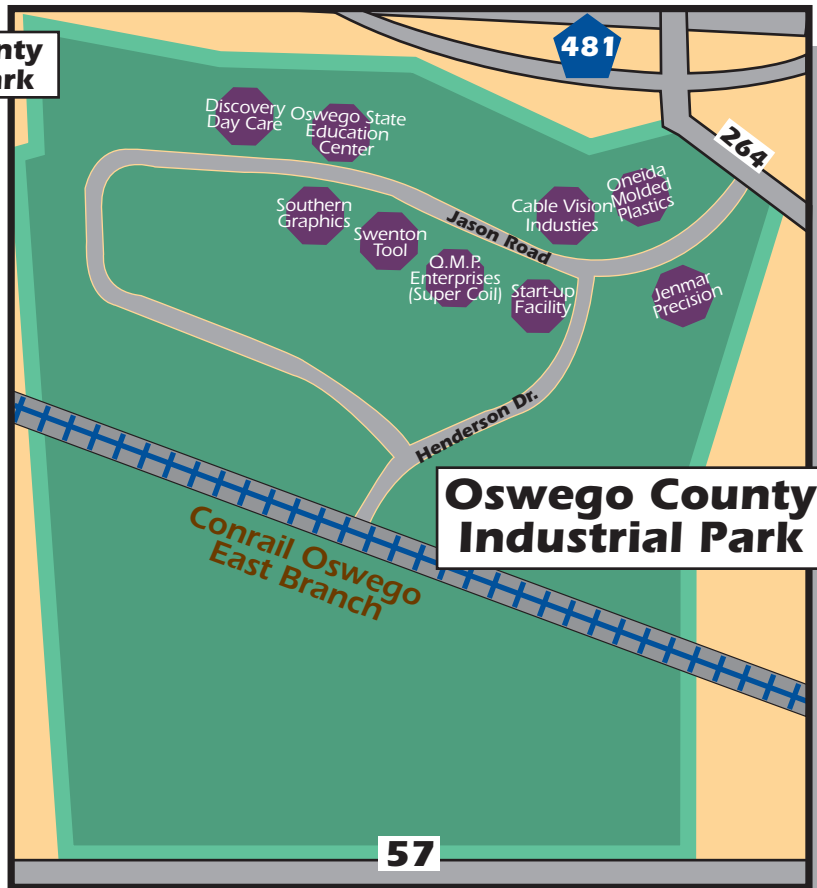
L. Michael Treadwell, CEcD
Executive Director

OPERATION OSWEGO COUNTY, INC.
44 West Bridge Street
Oswego, NY 13126

Ph: 315-343-1545 Fx: 315-343-1546

ooc@oswegocounty.org

www.oswegocounty.org



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