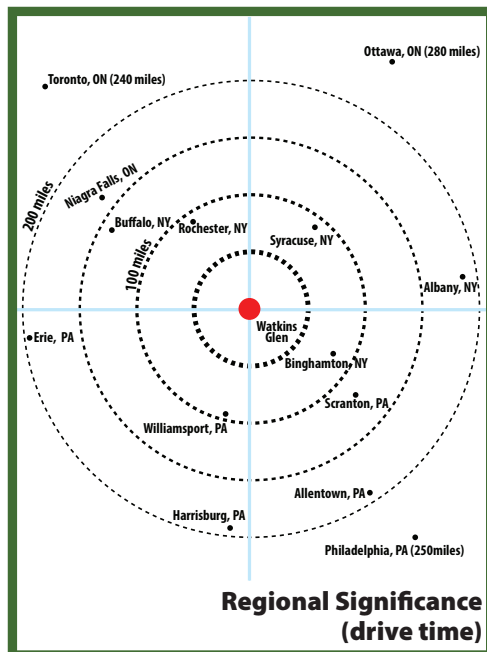
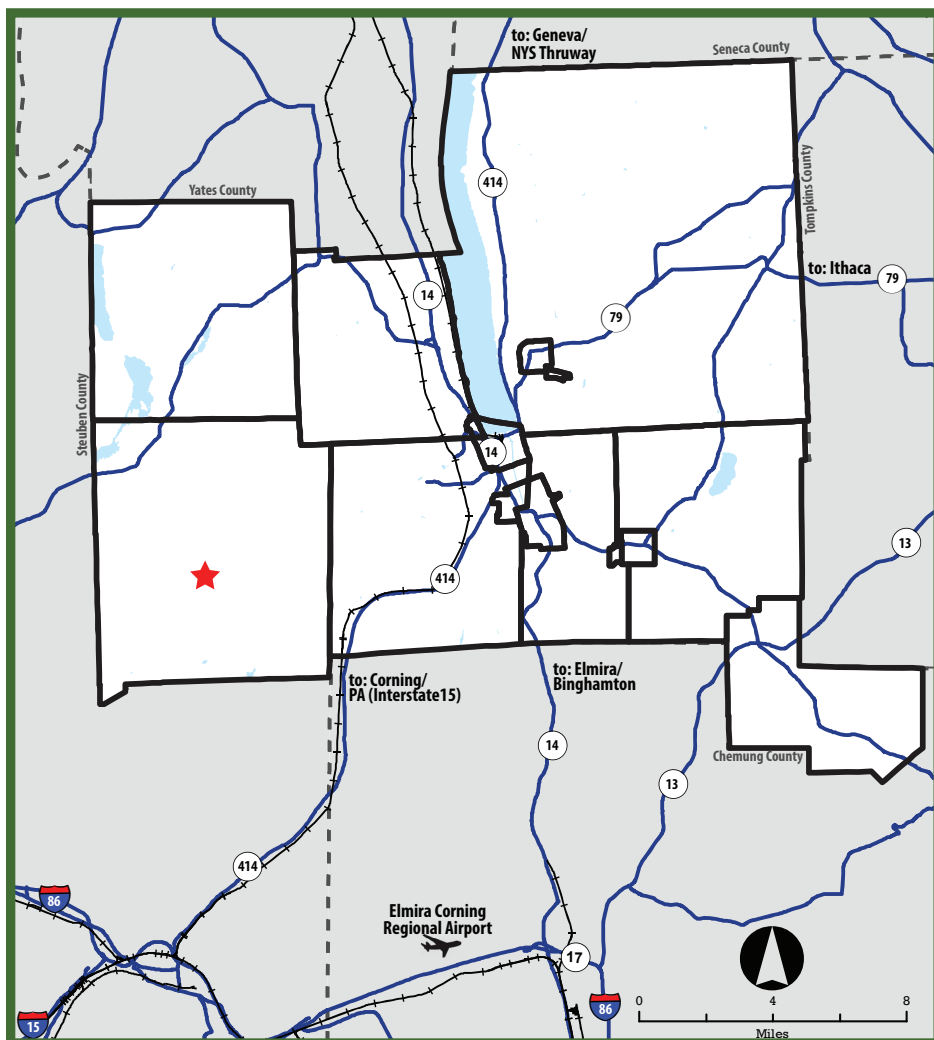




# IDEAL PRODUCTION FACILITY

## 2150 EVERGREEN HILL ROAD BEAVER DAMS, NY 14812

Located in the heart of the Finger Lakes in the Town of Orange, this site consists of 25 acres. The former Camp Monterey property has a self contained water and wastewater system. Additionally, the site is 20.7 miles from the Elmira-Corning Regional Airport which is serviced by three national air carriers and 16 miles from Interstate 86.





# CAMP MONTEREY

## PROPERTY DETAILS



### TAX PARCELS

- Parcel 1:
- Owned by NYS Department of Corrections.

### ACCESS ROADS

Evergreen Road (Town)  
 Donovan Hill Road (Town)  
 County Route 16 (County)

### EXISTING BUILDINGS

Use	Buildings	Square Feet
Residential	5	32,130
Institutional	6	28,635
Utility	14	5,866
Storage	21	20,0766
<b>Total</b>	<b>46</b>	<b>86,706</b>

### ZONING

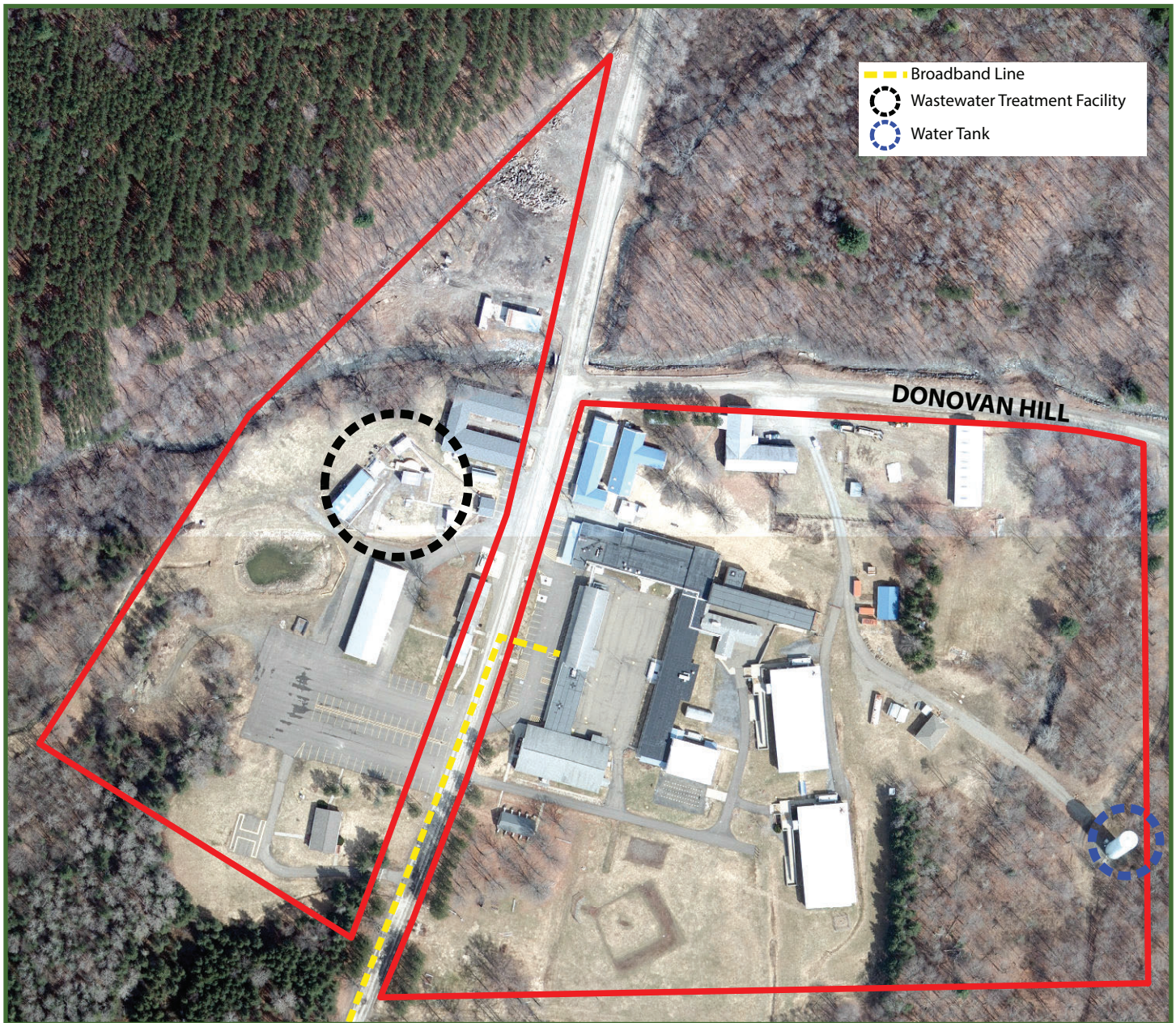
- The Town of Orange does not have an adopted Zoning or Land Use regulations.

### UNIQUE ATTRIBUTES:

- There is \$5 million dollars of grant money tied to this site.
- Easily adaptable over 80,000 SF under roof of current infrastructure.
- Community is anxious for a production facility.
- There is fueling infrastructure in place for multi-axle vehicles.



# CAMP MONTEREY INFRASTRUCTURE



Camp Monterey has the following infrastructure available:

## WATER



Water service is provided to the Site through three wells. Treatment is provided in the form of chlorination, softening and filtration (three 8" dia., Green Sand filters). The water is delivered to a 225,000 gallon steel standpipe water tower and then distributed throughout the site by underground piping.

## WASTEWATER



The Site also has an underground sanitary sewage system that is accessed through manholes. The sewage is collected through underground pipes that connect to a wastewater treatment plan on the Site.

## BROADBAND



Broadband (Fiber Optic line) is currently available at the site.

## NATURAL GAS



Natural gas available within 1/4 Mile from the site.

## ELECTRIC



Power at the Site is serviced by New York State Electric and Gas (NYSEG). The power capacity to the Site is 13,200 volts linked to pad mounted transformers which then enter into a Power House that electrifies a number of buildings on the Site.