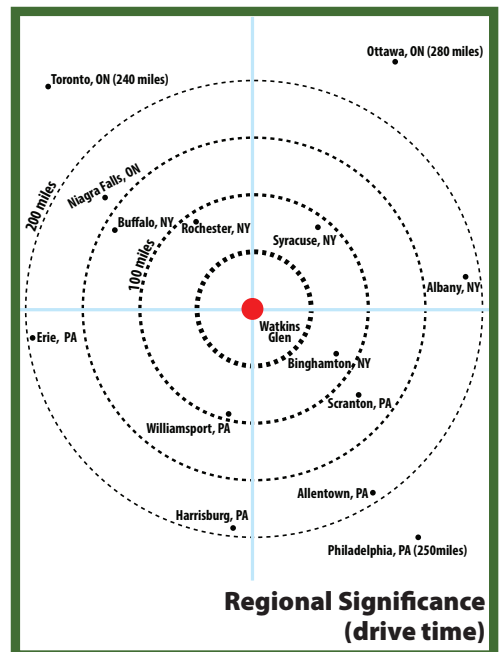
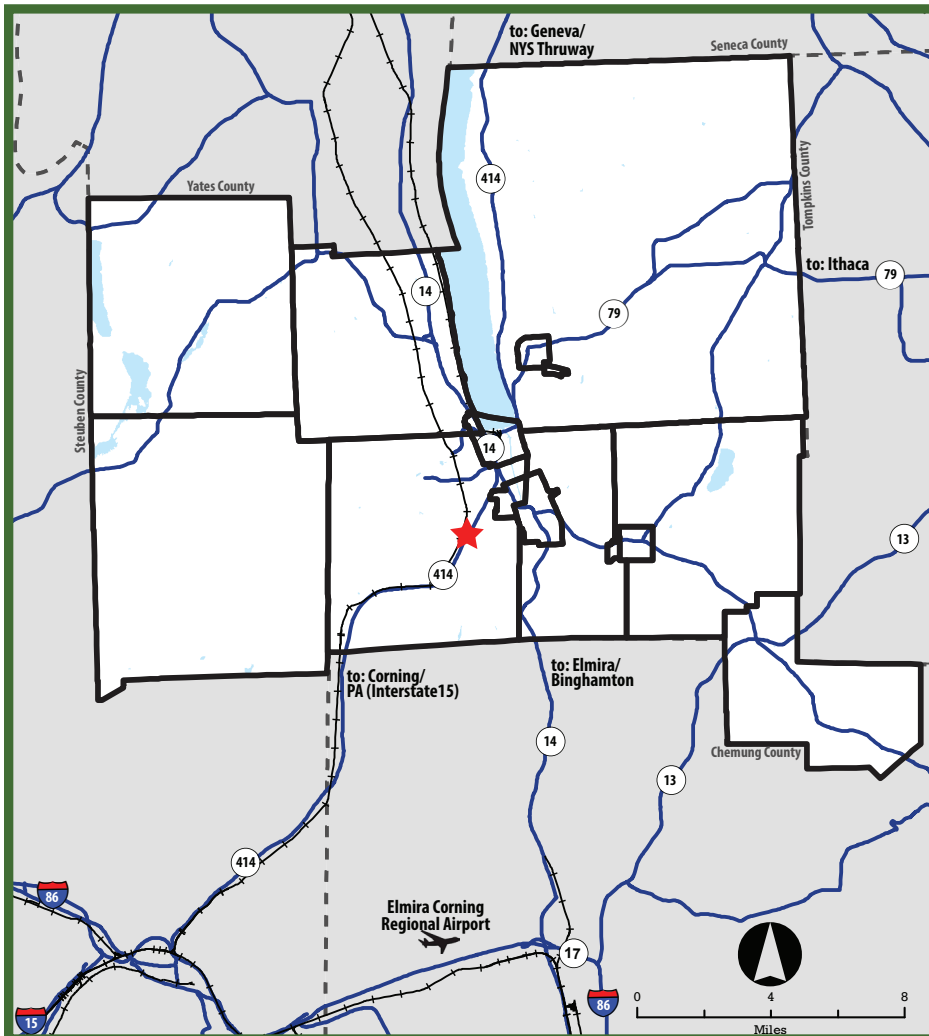




# SCHUYLER COUNTY BUSINESS PARK

## 2142 STATE ROUTE 414, WATKINS GLEN, NY 14891

Located at the gateway to the Finger Lakes near Watkins Glen, New York, the business parks consist of 3 standalone tax parcels consisting of a total of 47 acres. The property has direct rail access serviced by Norfolk Southern and direct access to State Route 414 which is 15 miles from Interstate I-86. Additionally, the site is 13.5 miles from the Elmira-Corning Regional Airport which is serviced by three air carriers.



# SCHUYLER COUNTY BUSINESS PARK PROPERTY DETAILS



## TAX PARCELS

### Parcel 1:

- Unimproved parcel adjacent to parcel with building.
- Shares entry with Parcel 1

### Parcel 2:

- New construction production facility
- Potentially transferable PILOT

### Parcel 3:

- 16.74 acres on East side of 414.
- Separate entrance.

## ACCESS ROADS

New York State Route 14  
Wedgewood Road (Town)  
Coykendall Road (Town)

## GEOTECHNICAL:

### ELEVATION:

The elevation ranges from 1115-1119 feet.

### GROUNDWATER:

None present during test borings

### GRADING/ SLOPE

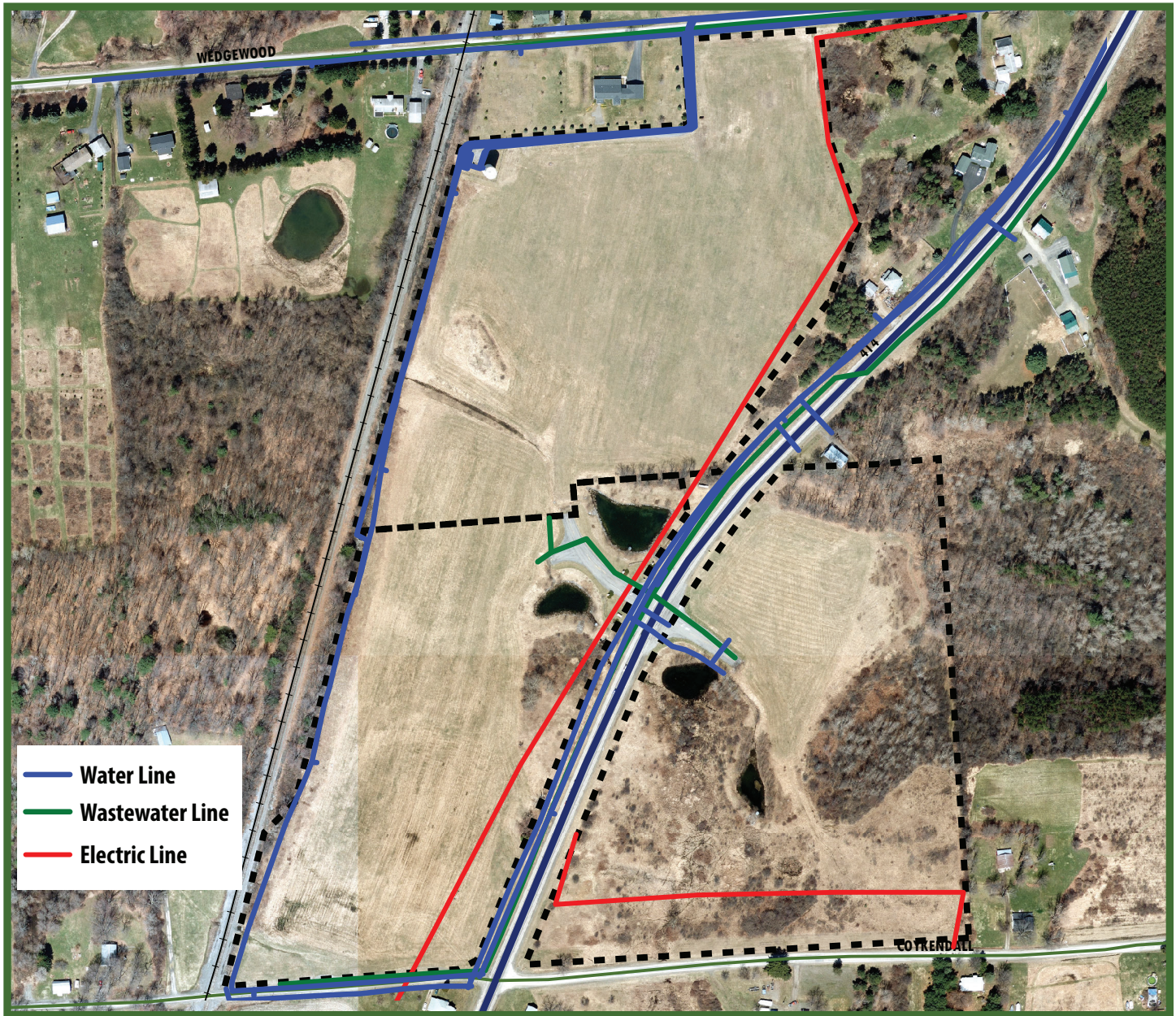
Cuts and fills of up to 5 ft. will be required for new development.

## SUBSURFACE PROFILE –

Surface: .2-.3 feet: Topsoil

Stratum 1: >21 feet: Varies from clayey silt, to sandy silt, to silt sand, trace to gravel. Stiff to Hard Consistency/ Medium Dense to Very Dense

# SCHUYLER COUNTY BUSINESS PARK INFRASTRUCTURE



The Schuyler County Business Park has the following infrastructure available:

## WATER



The Town of Dix Water District #2 provides water service to this site. The water line is on-site and is an eight (8) inch line. The water pressure is 100 psi and the total capacity of the water system is 1.3 million GPD (gallons per day). Excess capacity of the water system is 632,000 gallons. Existing water tank on site was installed in 2003 and stores approximately 100,000 gallons

## WASTEWATER



The waste water is served by the Town of Dix Sewer District #2 and the eight (8) inch sewer line is on-site. The capacity of the sewer system is .7 million gallons per day

## BROADBAND



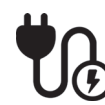
Broadband (Fiber Optic line) is currently available at the site.

## NATURAL GAS



Natural gas is currently available onsite with a 4 inch line. The natural gas company servicing this site is the New York State Electric and Gas Company.

## ELECTRIC



Electric service is provided by New York State Electric and Gas Company. The power line serving the site 480/277 volt, 3 phase, 200 amps; 208/120 volt, 3 phase, 200 amps.

# SCHUYLER COUNTY BUSINESS PARK PRODUCTION FACILITY



## BUILDING DETAILS

- Material: Insulated pre-engineered steel building
- Building classification: Non-Combustible Type II Construction
- Size: Approximately 19,000 sq. feet total, 14,000 available and open, unfinished.
  - Unfinished interior space allowing for tenant to customize underground and in-wall MEP rough-ins
  - Building clearance height, 20' clear to eaves
- Power: 480/277 volt, 3 phase, 200 amps; 208/120 volt, 3 phase, 200 amps.
- Water Pressure : 65 PSI
- Mechanical ventilation system: none existing, to be provided by tenant to meet program needs
- 1 Year General Contractor Warranty
- Each unit is individually metered for electricity, water, wastewater, and gas.
- Each unit receives on Data Cable- additional data available for the tenant to run. Infrastructure only, tenant responsible for head-end and point of use equipment.
- Overhead interior lighting is provided with moderate light levels. Tenant shall provide additional lighting as required.
- Each unit has an two 6'8 x 3' man doors.
- Each unit has powered overhead doors, provided at 14' height
  - Back-in Bay doors for easy loading and unloading at ground elevation
- Overhang on Westside of building
- Shared Common Area Details: Climate controlled office, common area, water fountain, and bathrooms. Separate outside door. Door from the office to a unit that may be removed at a later date.