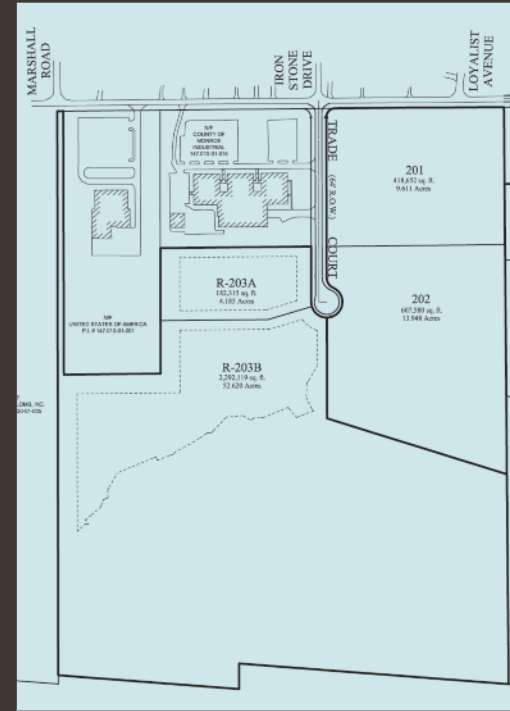


Rochester International Commerce Center Phase 1 (International Boulevard)

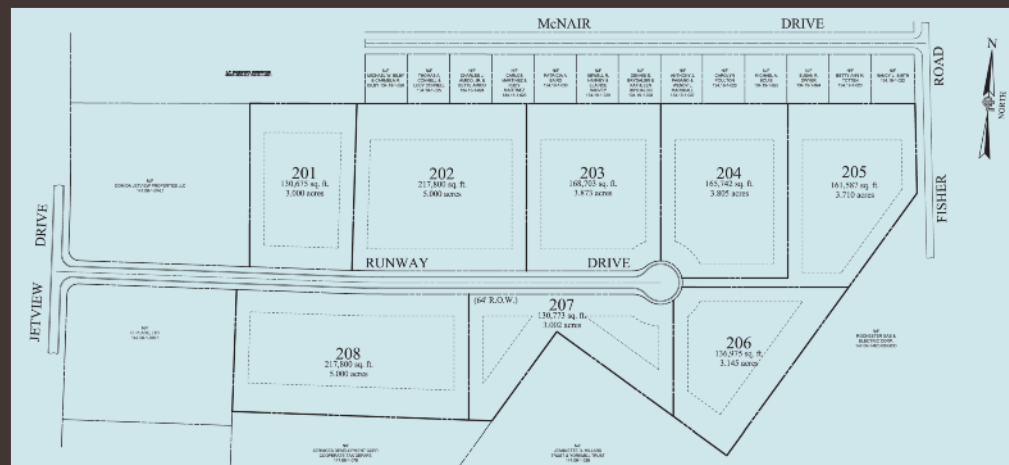


Rochester International Commerce Center / Phase 2 (Trade Court)



Site information

- All lots have clear Phase I environmental study.
- Zoning is Limited Industrial with the availability to apply for Airport Overlay District status. This special district zoning allows for a wider variety of uses as an extension of the neighboring airport district.
- Any existing flood plain and storm water issues have already been mitigated.
- Vacant parcels have little to no existing slope that would cause any development issues.
- Jetview and RICC roads were designed with adequate capacity to accommodate heavy-duty truck traffic.
- Sewer lines are between 8" (Jetview) and 21" (RICC) with a 54" trunk line.
- Water main is 12" with 55+ PSI static pressure.
- Rochester Gas and Electric is the local energy delivery company. Please contact their Economic Development department at 1-800-456-5153 to discuss your project needs and how they may be able to help.



Jetview Business Park



Rochester's
Cornerstone
Group, Ltd.

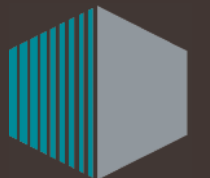
460 White Spruce Boulevard
Rochester, NY 14623
Phone: (585) 424-1400
Fax: (585) 424-5379
Roger W. Brandt, Jr. President
info@rcgltd.net



Rochester International Commerce Center

Jetview Business Park

New road extension provides unparalleled connections to transportation



Rochester's
Cornerstone
Group, Ltd.



Rochester International Commerce Center

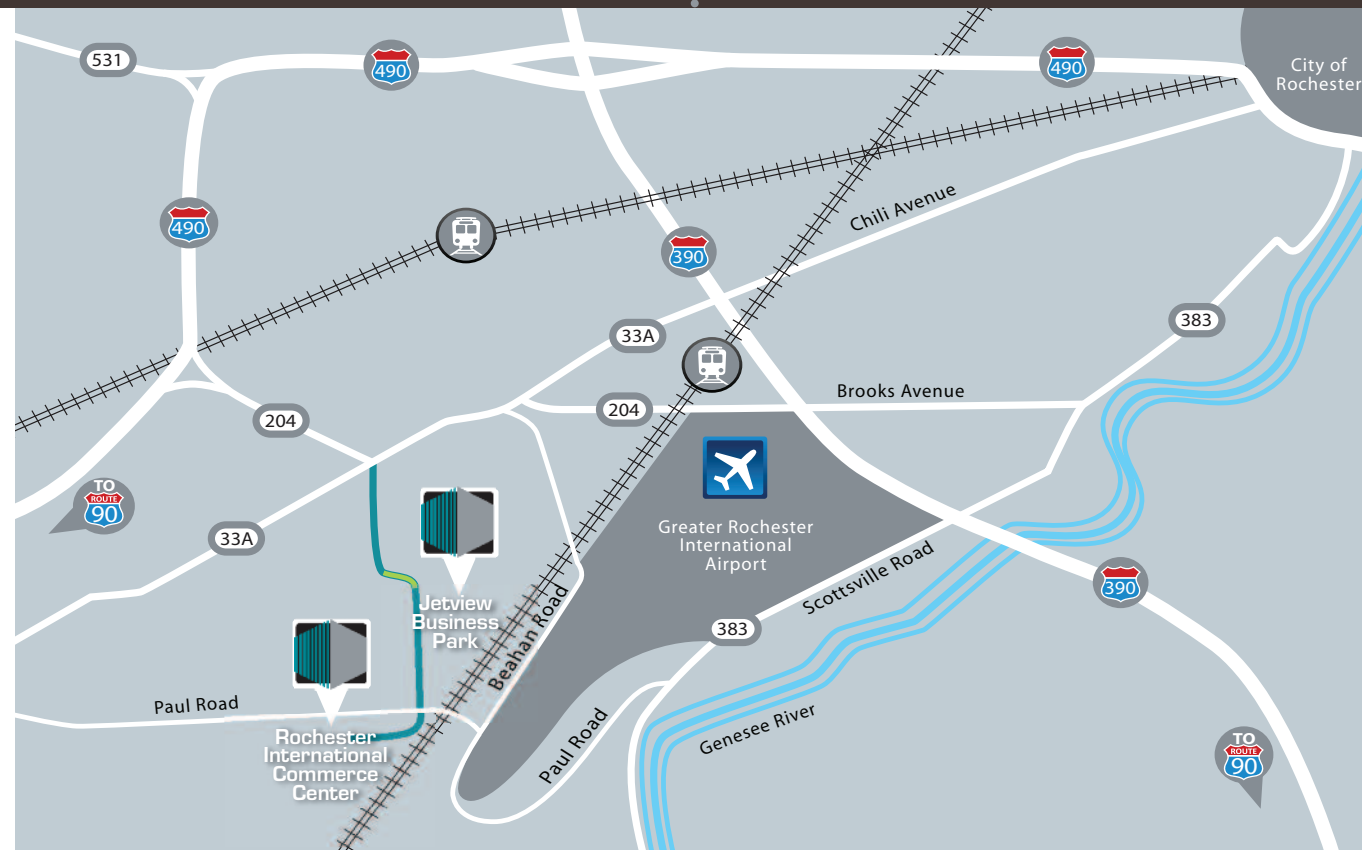
Jetview Business Park

Premier land is currently available at Rochester International Commerce Center and Jetview Business Park. The business parks' unique locations offer unparalleled access to several modes of transportation just southwest of the City of Rochester:

Road—Centrally located near the major west-side highways (Routes 204, 490, & I-90).

Rail—Bordered by Conrail to the south and the Rochester & Southern Railroad to the east.

Air—Within viewing distance and a five minute drive to the Greater Rochester International Airport.



The new Jetview Drive extension (indicated in green, above and in map at left) connects Jetview with the Route 204/Chili Ave intersection to the north. This connection will provide safer and quicker commutes for Rochester International Commerce Center and Jetview Business Park tenants, as it now allows vehicles to cut directly through Jetview Drive to avoid residential neighborhoods. The Paul Rd/International Blvd/Jetview Dr intersection has been widened and a new traffic light installed to improve traffic flow.

- The lots are pre-approved, pre-developed with utilities, and have offsite road improvements completed.
- Cornerstone has often worked closely with the pro-development town of Chili and can assist prospective tenants with initial meetings and navigating through approval processes.

Call **585-424-1400** for more information.

