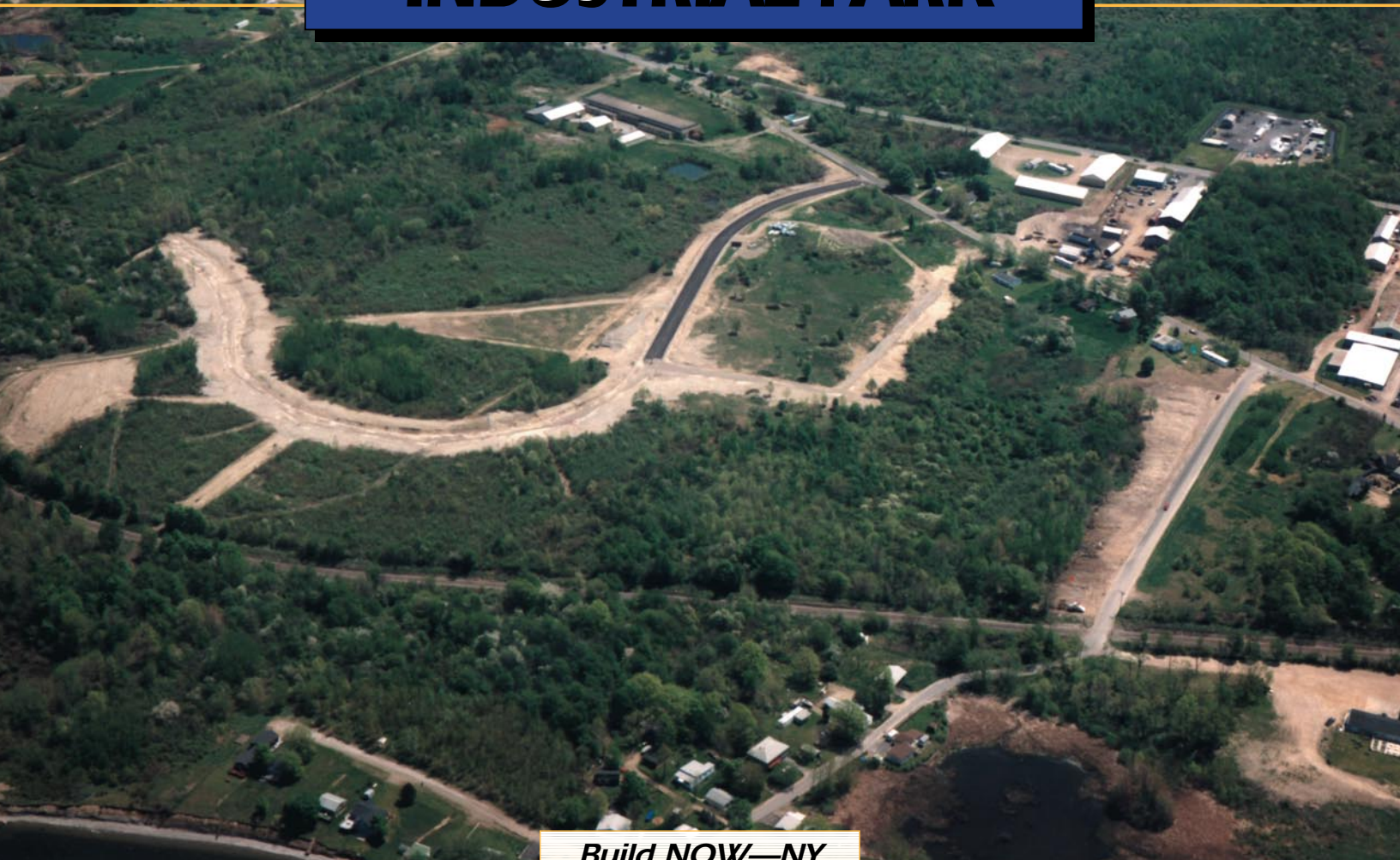
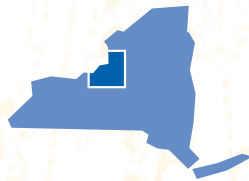


LAKE ONTARIO INDUSTRIAL PARK



*Build NOW—NY
& Empire Zone Sites*
Oswego, New York



Operation Oswego County

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

Site Specifications

This is Oswego County's newest full service industrial park. It is located within the City of Oswego, has 2,500 feet of park road and is fully-equipped with municipal water, sewer and storm sewer. Lots are available from 1.5 acres up. This park is located near Lake Ontario in the Oswego Empire Zone.

A Wetland Preserve separates the Industrial Park from the shoreline.

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

Location

- Northeast corner of the City of Oswego
- Located on Mitchell Street at intersection with County Route 1

Land

- 57 acres gently sloping toward Lake Ontario; gravelly, fine sandy loam soil

Zoning

- Industrial

Highways

- NYS 104 - 1 mile
- I-81 - 19 miles
- NYS 481 - 2 miles
- I-90 - 38 miles

Airport

- 12 miles to Oswego County Airport
- 35 miles to Syracuse International Airport

Port

- 1 mile to Port of Oswego

Rail

- CSX
- 1200 feet through the site

Water

- 8" main (City of Oswego)
- Over 20 million gallons/day capacity

Fiber Optics

- Available

Sewer

- 12" main
- Over 2 million gallons/day of excess sewage treatment capacity (City of Oswego)

Gas

- 8" main (Niagara Mohawk Power Corporation)

Electricity

- 13.2 KV (Niagara Mohawk Power Corp.)

Corporate Neighbors

Alcan Aluminum Corp.
Eagle Beverage Co.
Great Lakes Veneer
Indeck Energy
Industrial Precision
International Paper
Lagoie Oswego Corporation
Lakeshore Transportation
Entergy Nuclear Northeast
Metal Transportation Systems, Inc.
NRG Oswego Generating Station
Niagara Mohawk Power Corporation
Oswego State University
Oswego Warehousing Inc.
Oswego Wire
Sithe Energies
Wiltsie Construction

EZ Benefits

Empire Zone Benefits

Once your business is certified and located in the *Oswego Empire Zone*, you'll be eligible for a host of benefits designed to create the best climate possible for your company's profitability and growth.

Low-Cost Water

- Free City Water for Three Years
- Very low water rates for business

Electrical Discounts

New and expanding customers in an EZ can receive up to 10 years of significant electrical discounts from Niagara Mohawk.

Gas Discounts

Available from Niagara Mohawk, gas discounts for new and existing customers who increase their usage by a specific amount depending on their Service Classification.

Investment Tax Credits (ITC)

Available to manufacturers investing in production property, industrial waste treatment facilities, air pollution control facilities, or research and development property.

10% ITC for corporations
8% ITC for individuals

Employment Incentive Credit (EIC)

Available to businesses who have received the EZ ITC and have increased employment (must be 101% of the average number of employees in the year before the ITC was claimed).

30% of the EZ ITC for up to 3 consecutive years

Wage Tax Credit (WTC)

Available to businesses which hire new employees. Credit is for a five-year term, beginning with the first tax year in which EZ wages are paid.

\$3,000 for targeted employees
\$1,500 for all other employees

WTC and ITC Refunds

Available to new businesses in New York State and eligible for WTC and/or ITC.

50% Cash Refund of Eligible WTC and/or ITC

Expanded Empire Zone Benefits

Effective January 1, 2001, New York State placed into effect three new incentives available to EZ businesses. In order to be eligible for these additional benefits, a company must satisfy, on an annual basis, an "Employment Test" demonstrating that the company has maintained or gained employment. The "Employment Test" must be met for all the company's locations within New York State designated EZs as well as at all the company's locations in the State located outside EZs.

Tax Reduction Tax Credit

This credit is applied against New York State business corporate taxes, personal income taxes, banking corporation taxes or insurance corporation taxes. The credit is computed by a formula based on the number of jobs created, the company's assets and wages and compensation in the EZ and in the state, and the income taxes owed. This credit is available for a 14-year period on a sliding scale formula.

The Tax Reduction Tax Credit may reduce the company's tax liability to zero.

Real Property Tax Credit

The credit is applied against New York State business corporate taxes, personal income taxes, banking corporation taxes or insurance corporation taxes. The credit is computed by a formula based on the number of jobs created and the real property taxes paid on business property in the EZ. This credit is available for a 14-year period on a sliding scale formula. Unused credits may be obtained as a cash refund for the year in which they were earned.

Sales Tax Exemption

An eligible business can receive an exemption from the 4% New York State sales and use taxes for tangible personal property and services sold to a qualified business. The exemption is available for a 10-year period as long as the business meets or exceeds its "Employment Test."

EZ 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, Incentive Packages, and Direct Revolving Loan Financing
- **City of Oswego Community Development Office Financing Programs**
- **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**

Other EZ Benefits

Preferential treatment for NYS-sponsored programs

Preferential treatment for local lending programs

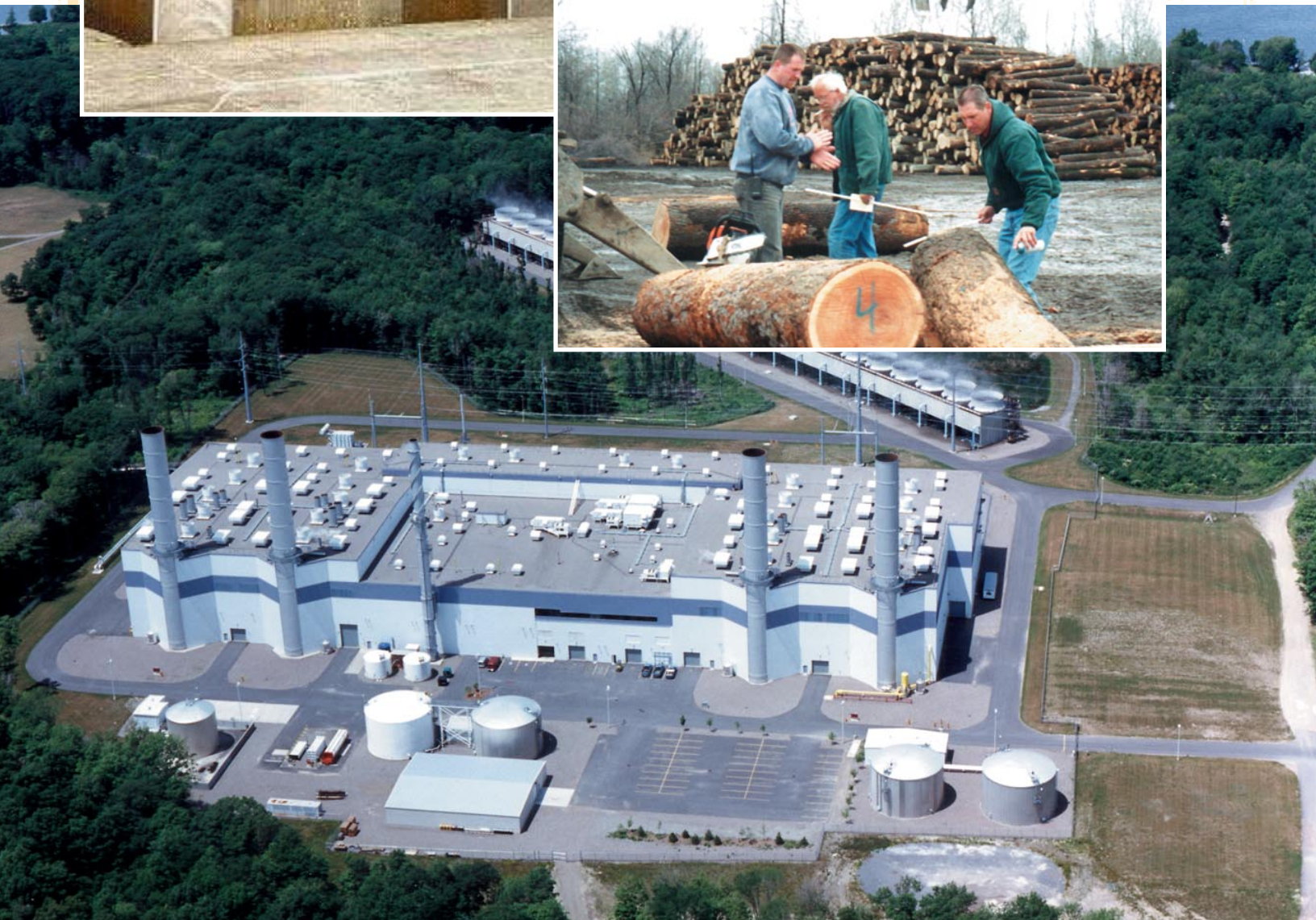
Priority status for both licensing and coordinating with all NYS regulatory agencies

Special employee training assistance programs

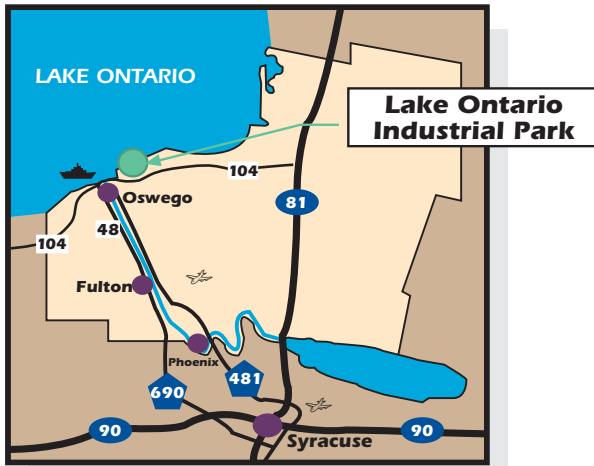
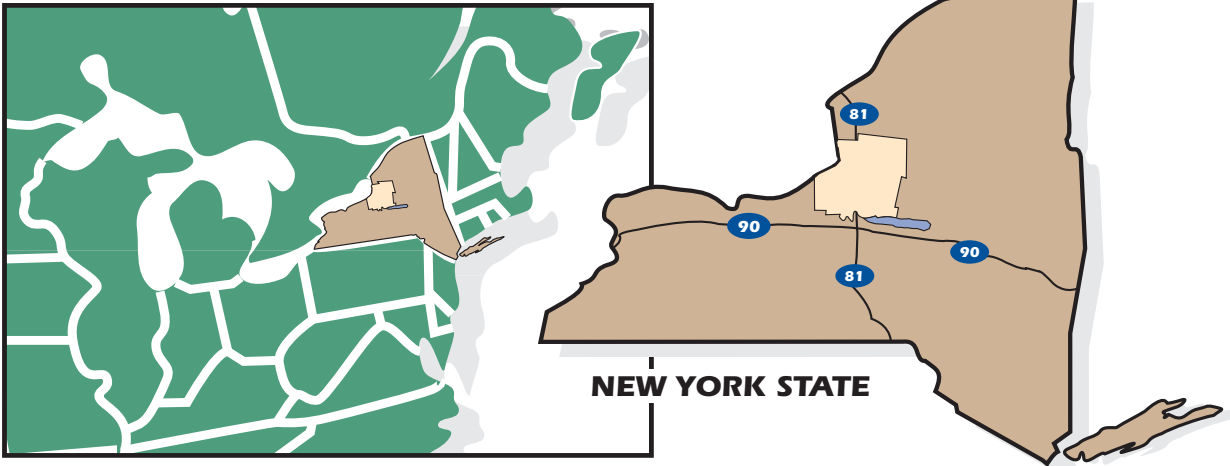
Build Now—NY “Shovel-Ready” Sites

Lots from 1.5 acres in the Lake Ontario Industrial Park have been designated by the State of New York as **Build Now—NY** development sites. This new program by the state, developed locally in the Oswego Empire Zone with the cooperation of the County and City of Oswego, is part of the inventory of high-potential locations within New York. These sites in the Lake Ontario Industrial Park have been cleared and developed for fast-track company projects. These “shovel-ready” sites are prepermitted for building and expansion. Operation Oswego County, the City of Oswego Community Development Office and Empire State Development experts work as a team ready to assist you in exploring the many options available at these new shovel-ready sites, saving you valuable time and money.





NORTHEAST U.S.



OSWEGO COUNTY



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*An Economic and Job Development Corporation
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