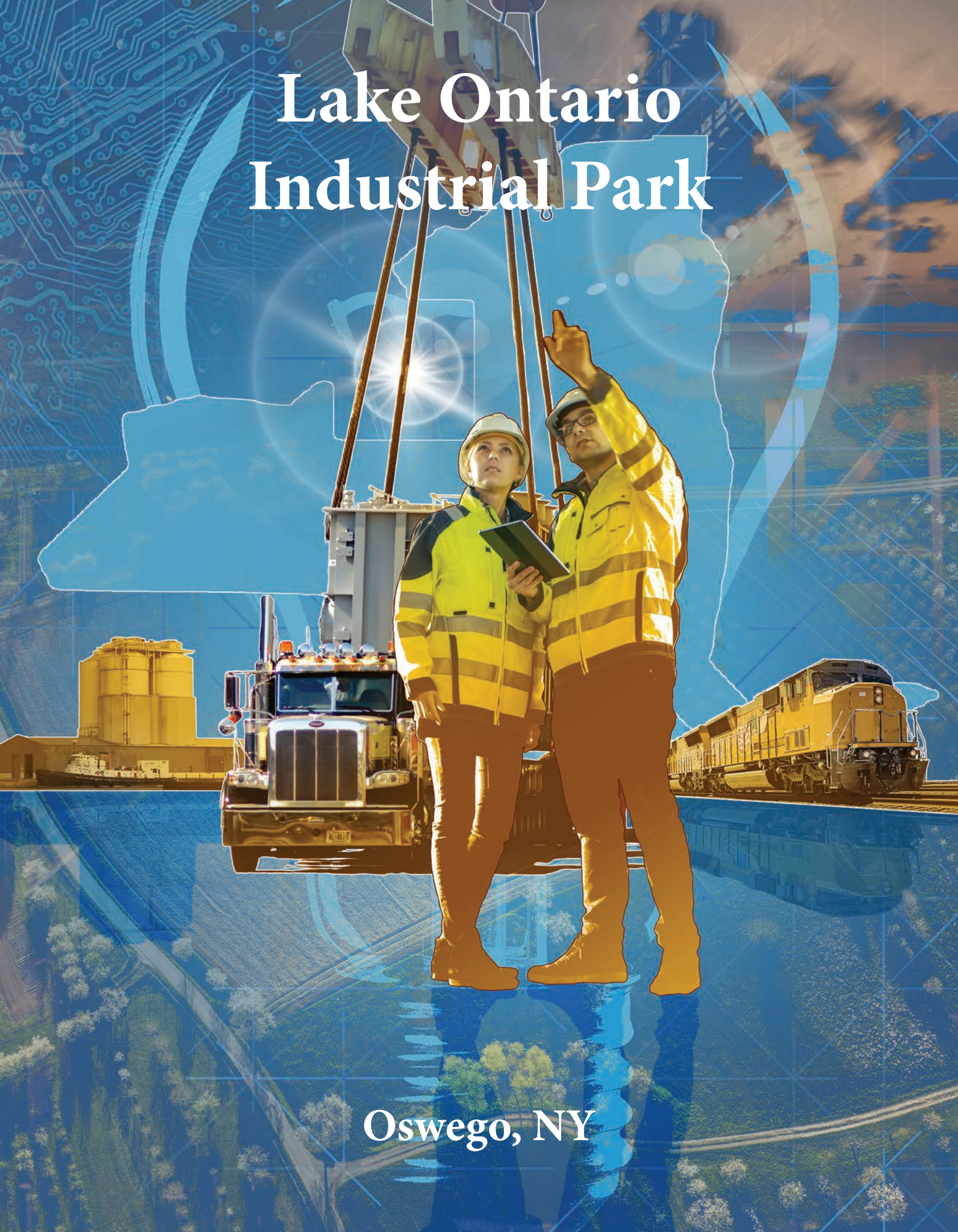


# Lake Ontario Industrial Park



Oswego, NY

# Opportunities for Industrial Development

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. A Wetland Preserve separates the Industrial Park from the shoreline. Lot prices are negotiable.

## Site Specifications

### Location

- ◆ Northeast corner of the City of Oswego
- ◆ Located on Mitchell Street at intersection with County Route 1
- ◆ Within FTZ #90

### Land

- ◆ 57 acres gently sloping toward Lake Ontario
- ◆ Gravelly, fine sandy loam soil

### Zoning

- ◆ Industrial

### Highways

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

### Airports & Seaway Port

- ◆ 12 miles to Oswego County Airport
- ◆ 35 miles to Syracuse Hancock International Airport
- ◆ 1 mile to Port of Oswego

### Rail

- ◆ CSX
- ◆ 1,200 feet through the site
- ◆ 43 miles to CSX rail yard

### Water

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

### Sewer

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

### Fiber Optics

- ◆ Available

### Gas

- ◆ 8" main (National Grid)

### Electricity

- ◆ 13.2 kV (National Grid)

### Corporate Neighbors

- ◆ Constellation's Nine Mile Point & FitzPatrick Nuclear Stations
- ◆ Eagle Beverage Co.
- ◆ Generation Bridge Generating Station
- ◆ Indeck Energy
- ◆ Industrial Precision
- ◆ Lagoe Oswego Corporation
- ◆ Luminant's Independence Power Plant
- ◆ National Grid
- ◆ Northland Filter International
- ◆ Novelis
- ◆ Paige Warehousing
- ◆ Port City Logistics
- ◆ Port of Oswego
- ◆ Wiltsie Construction

# Benefits for Industry

## Local Financing Benefits

- ◆ County of Oswego Industrial Development Agency (IDA) including:
  - ◆ Tax exempt and Taxable Bond Financing
  - ◆ Tax Incentive 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 and Incentive Programs
- ◆ Federal Governmental Assistance Programs (USDA or HUD)



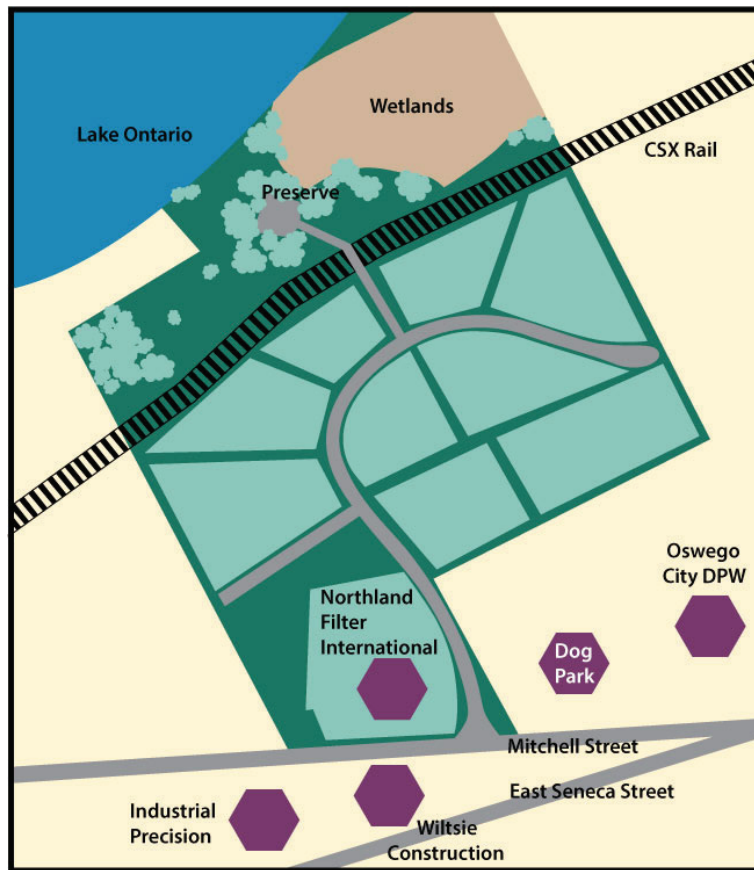
## Northeast U.S./New York State



## Oswego County



## Lake Ontario Industrial Park



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

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