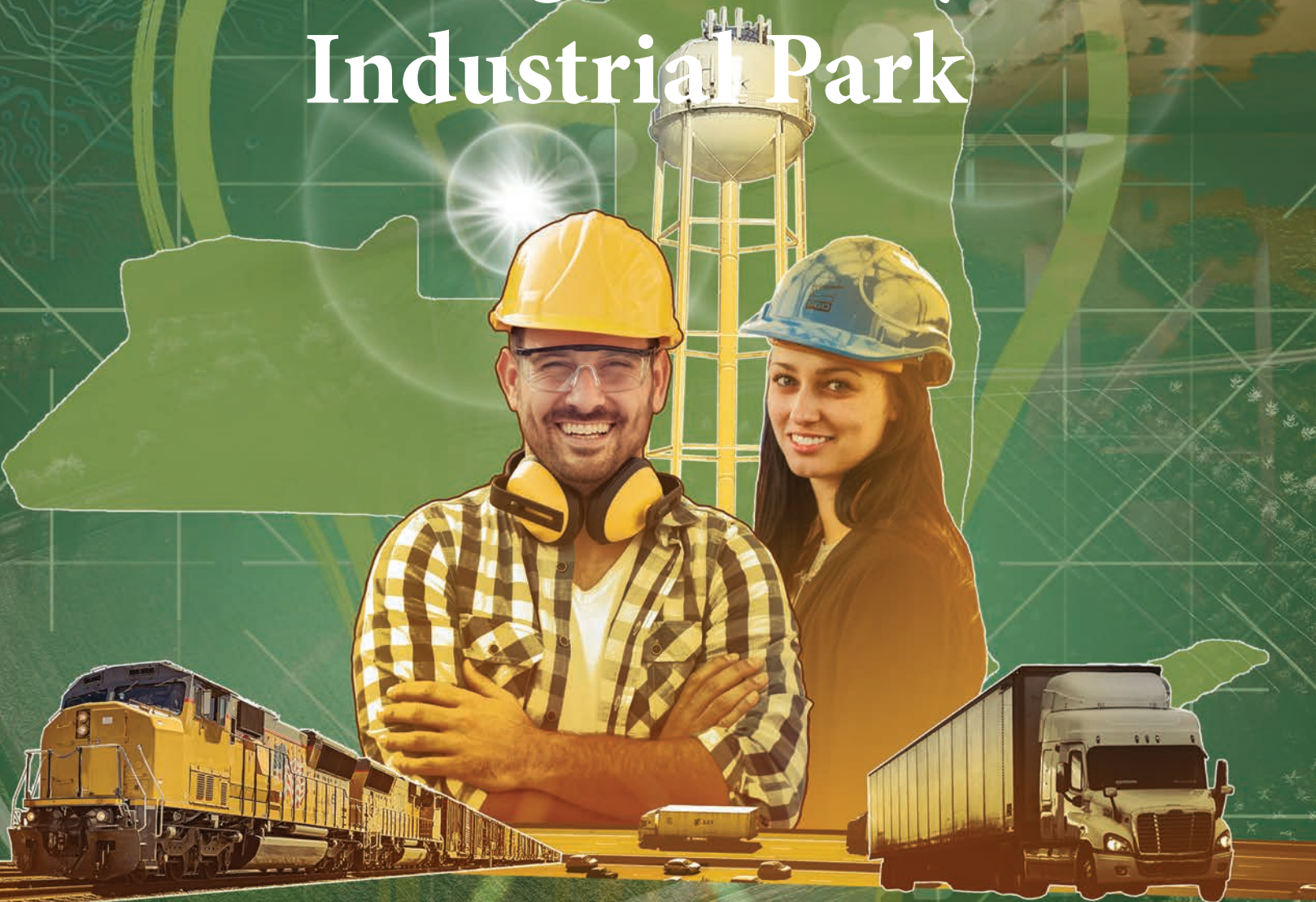


L. Michael Treadwell Oswego County Industrial Park



Town of Schroepel
Phoenix, NY

Opportunities for Industrial Development

This is a full-serve industrial park located in southern Oswego County in the Town of Schroepel, adjacent to Onondaga County and the City of Syracuse, along a major four-lane state highway. Lot prices are negotiable.

Site Specifications

Location

- ◆ On NYS-264, 1 mile northeast of the Village of Phoenix, adjacent to NYS-481
- ◆ 18 miles north of Syracuse, NY
- ◆ Within FTZ #90

Land

- ◆ 367 total acres: level to slightly rolling
- ◆ Very fine sandy loam soil
- ◆ 320 acres available for development
- ◆ Additional 800 undeveloped acres to the north of the Park is privately-owned and zoned for industrial use

Zoning

- ◆ Industrial

Water

- ◆ 12" line (Town of Schroepel)
- ◆ The Park is also linked to the Metropolitan Water Board's main (capacity of 61 million gallons/day)
- ◆ 300,000-gallon elevated water tower on site

Sewer

- ◆ 8" line (Village of Phoenix)

Gas

- ◆ 4" line (National Grid)

Electricity

- ◆ 13.2, 34.5 and 115 KV transmission lines (National Grid)

Rail

- ◆ CSX
- ◆ 2,700 feet through the site
- ◆ 23 miles to CSX rail yard

Highways

- ◆ NYS-481 and NYS-264 adjacent
- ◆ I-81 – 12 miles
- ◆ I-90 – 17 miles

Airports & Seaway Port

- ◆ 9 miles to Oswego County Airport
- ◆ 17 miles to Syracuse's Hancock International Airport
- ◆ 20 miles to Port of Oswego

Corporate Neighbors

- ◆ Center for Instruction, Technology and Innovation (CiTi) South Campus Phoenix Extension
- ◆ Discovery Day Care
- ◆ EJ Prescott
- ◆ EJ USA
- ◆ Enders Machine Services
- ◆ Majestic Mold & Tool
- ◆ Nutratech
- ◆ Phoenix Welding & Fabrication
- ◆ Q.M.P./Super Coil
- ◆ R&D Design and Associates
- ◆ SAM North America
- ◆ Spectrum

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)

Day Care Benefits

Located in the Park is a 7,000 sq. ft. Discovery Day Care Center facility which is operated by Oswego County Opportunities and opened in 1995.



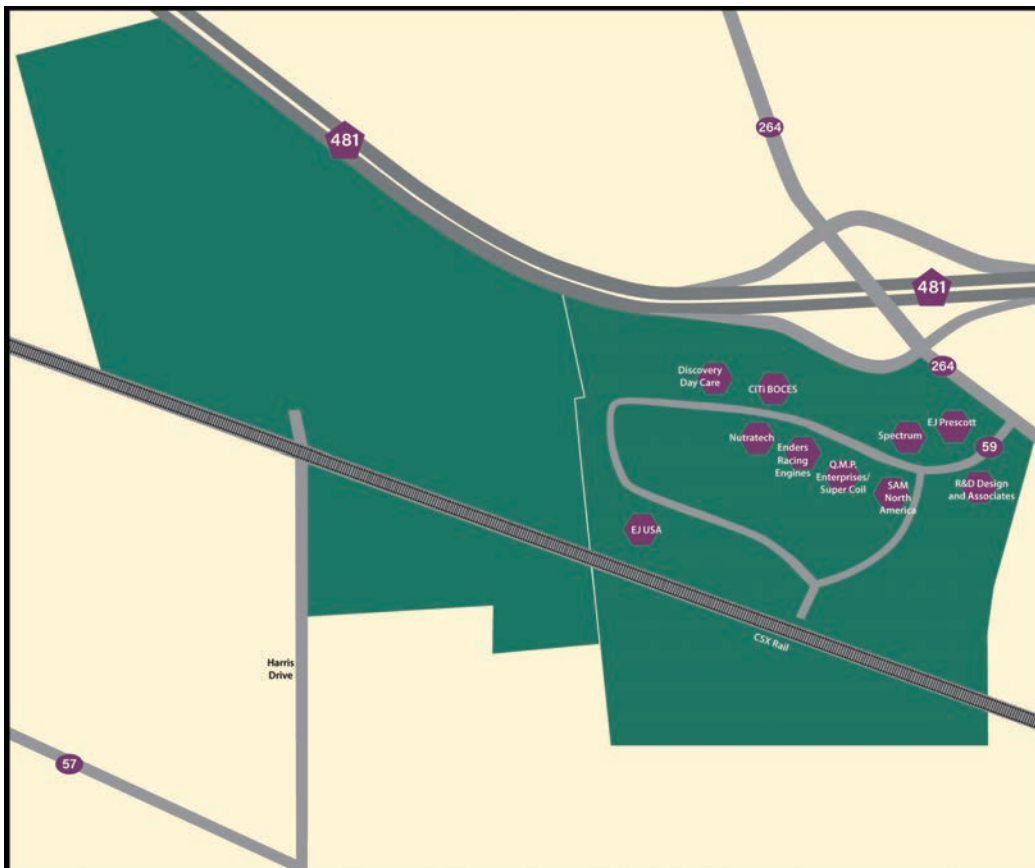
Northeast U.S./New York State



Oswego County



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Operation Oswego County

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