

NOW OPEN FOR BUSINESS!

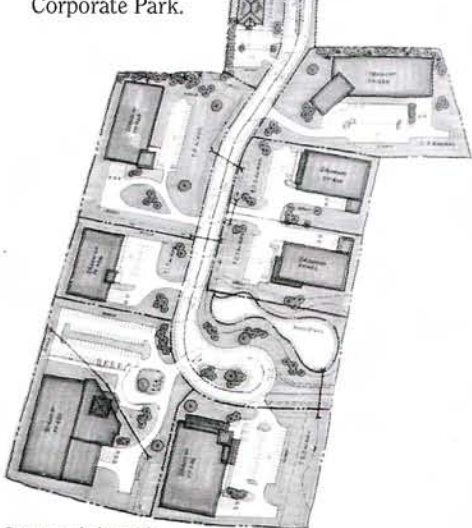
DEER RUN CORPORATE PARK

Seneca Falls, New York



45 minutes from Rochester and Syracuse. Two hours from Canada.

Wherever you have to be, there's no better place to start than the Deer Run Corporate Park.



Conceptual plan with proposed property division



- 30 Acres at \$12,000 per acre
- Fully-serviced business park
- NYS Designated Economic Development Zone



SEE OTHER SIDE FOR EVEN MORE BENEFITS...

You're on the threshold of one of the nation's richest markets.

Within a day's drive of half the population of the U.S. and Canada. Where there are small-town amenities and the cost of doing business is still reasonable. In Seneca County, New York—the heart of the Finger Lakes Region.

Find yourself part of a vibrant nine-county region that annually exports more than \$14 billion worth of quality-made products.

Here at the heart of what has been called one of the hottest new distribution points in the nation,* opportunity beckons. Considering the alternatives, there's simply no comparison.

*Transportation & Distribution Magazine

FEATURES OF DEER RUN CORPORATE PARK

Location

The Deer Run Corporate Park is a high-quality business park located in the historic village of Seneca Falls. The Park is situated midway between Rochester and Syracuse, near Thruway Exit 41. Routes 5&20 provide direct access to the property.

Development and Support

The Seneca County Industrial Development Agency offers a variety of economic development incentives for new industry and expansion projects. These include sales tax abatements, business financing, "gap" financing, and job training programs, as well as very aggressive property tax abatement policies.

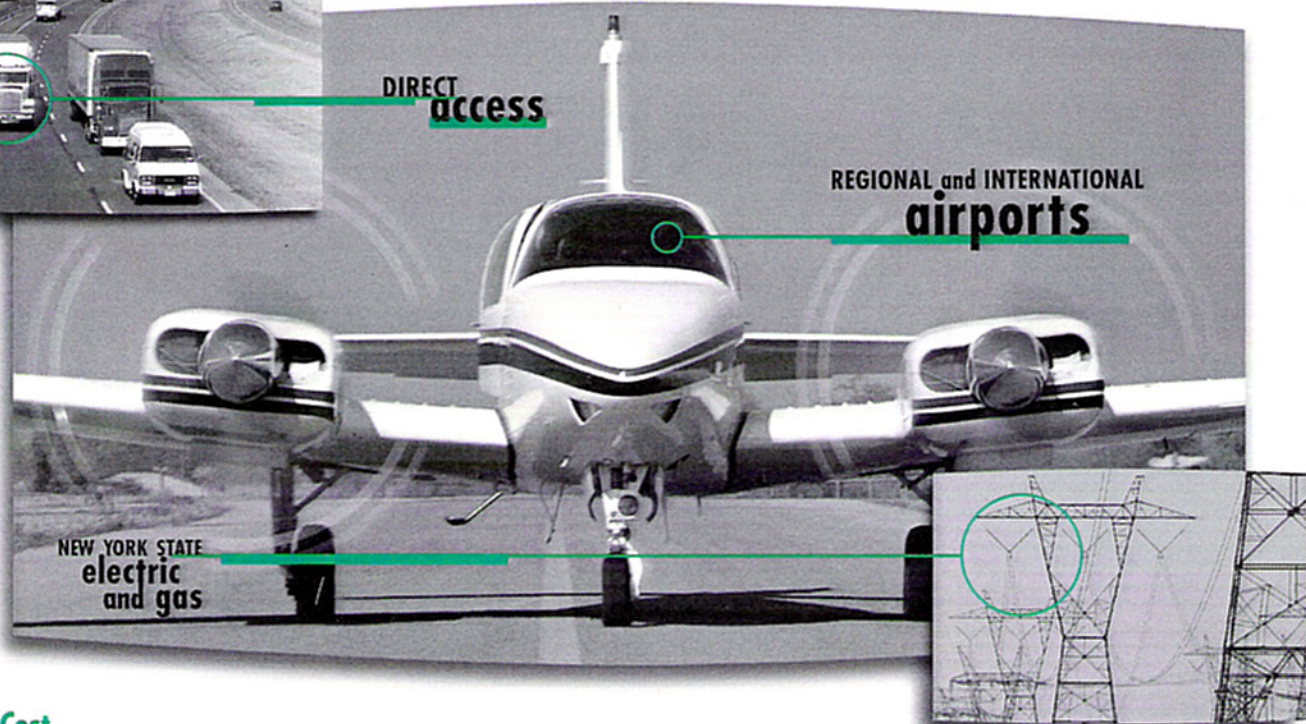
Amenities

Convenient hospitality services are available at a new Microtel and the Holiday Inn, located within two miles of the Park. Several other facilities are also nearby. The Park is located within 45 miles of international airports in Rochester and Syracuse, and just five minutes away from the Finger Lakes Regional Airport which can accommodate corporate jet aircraft.



**DIRECT
access**

**REGIONAL and INTERNATIONAL
airports**



Low Cost

The Deer Run Corporate Park offers pregraded and serviced business sites that are incentive priced to cost less than comparable property in western and central New York.

The Site

The Park is a 30-acre "greenfield" business park with fully-improved parcels ranging from 1 1/4 to 5 acres in size. Additional land is available on an adjacent parcel for larger projects.

Zoning

The existing Industrial District zoning accommodates a wide range of business and light industrial uses.

Improvements

The Park has been improved with a new access road and related infrastructure, including water, sewer and lighting. A central storm water management system has been installed so projects need not allocate valuable land for storm water management.

Utilities

Electric and gas service is provided by New York State Electric & Gas Corp. Telecommunication services are provided by Bell Atlantic. Fiber optic installations and digital switching are available. The Park is immediately adjacent to the Finger Lakes Railway, which connects with CSX and Norfolk Southern.

Economic Development Zone (EDZ)

The Park is included in a state-designated EDZ. Businesses which make an investment in an EDZ are eligible for a combination of State tax credits and a variety of other benefits such as utility rate reductions and enhanced property tax abatement.

For more information, contact:

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