

# SHOVEL-READY DEVELOPMENT OPPORTUNITY

## PRE-PERMITTED AND PRE-APPROVED \*

### CAMBRIA TECHNOLOGY PARK

<b>Address</b>	Lockport Road (between Comstock Road and Campbell Blvd/ NYS Route 270) Town of Cambria, NY
<b>SBL#</b>	121.00 – 2- 47 (5 total parcels)
<b>Site Size</b>	384.58 Acres * (152.2 Acres Shovel Ready)
<b>Buildings</b>	None
<b>Zoning</b>	P-D – Planned Development, AR – Agriculture & Residence
<b>Current Use</b>	Agricultural
<b>Adjacent Uses</b>	Agricultural
<b>Owner</b>	Four Owners
<b>Highway Access</b>	Adjacent to NYS Route 270
<b>Railroad Access</b>	N/A
<b>Utilities</b>	Electric – 115kV & 34kV, Gas - 6" line w/ 45-50 psi Water 8" line @ 60 psi, Sewer - 21" line (2500 ft. west)



#### IDEALLY SUITED FOR:

- High Tech Manufacturing
- Data Center & Back Office Operations
- Warehousing, Distribution & Logistics
- Research & Development

#### INCENTIVES

- Industrial Revenue Bonds
- Revolving Loan Funds
- Tax Abatement
- Low Cost Power Programs
- Workforce Development & Training Assistance
- State Tax Credits & Capital Grants

