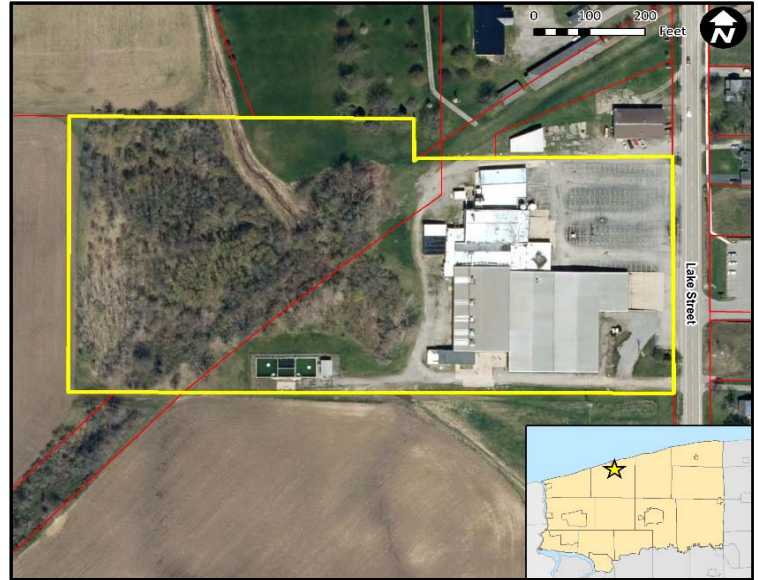


FOOD PROCESSING FACILITY INDUSTRIAL SITE READY FOR OCCUPANCY



PFEIFFER FOOD PROCESSING SITE

Address	683 Lake Street Village of Wilson, NY
SBL#	23.17 – 1 - 6 (2 parcels)
Site Size	12.99 Acres
Buildings	86,000 sq. ft.
Zoning	I-Industrial
Current Use	Vacant
Adjacent Uses	Agricultural
Owner	Lawta Properties, LLC
Highway Access	6.5 miles to NYS Route 104
Railroad Access	N/A
Utilities	Electric – 4.8kV, Gas – 29.9 & 95.9 MCFH Water 6" line @ 50 psi, Sewer - 12" access



IDEALLY SUITED FOR:

- Food Processing
- Light Manufacturing
- Warehousing
- Research & Development



INCENTIVES

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