

# LAKEFRONT DEVELOPMENT OPPORTUNITY

## ZONED FOR BUSINESS AND READY FOR DEVELOPMENT

### SOMERSET LAKESHORE SITE

<b>Address</b>	7725 Lake Road Somerset, NY
<b>SBL#</b>	7.00-3-28
<b>Site Size</b>	179 Acres
<b>Buildings</b>	None
<b>Zoning</b>	PUD – Planned Unit Development
<b>Current Use</b>	Agricultural
<b>Adjacent Uses</b>	Agricultural Processing, Electrical Production
<b>Owner</b>	Terroir Development LLC
<b>Highway Access</b>	Interstate Access via NYS Rtes. 18, 78 & 63
<b>Railroad Access</b>	Yes
<b>Utilities</b>	Electric – 4.8 kV, Gas – NYSEG Water 8" line @ 70 psi, Sewer – Available



### IDEALLY SUITED FOR:

- Data Center
- High-tech Manufacturing
- Light Manufacturing
- Back Office Operations
- Food Processing



### INCENTIVES

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