

# BEH INDUSTRIAL PARK 33 ACRES AVAILABLE TOWN OF ONTARIO, NY



**DESCRIPTION:** A FULLY-SERVICED INDUSTRIAL PARK with Rail Access

**LOCATION:** The park is located on the border of Wayne and Monroe Counties, in the Town of Ontario, directly north of 4 lane NYS Rte.104. Specific directions on reverse side.

**SITES AVAILABLE:** Building lots can range from 1 acre and up, minimal site work required.

**PRE-APPROVED SITES:** All sites are pre-approved with the Town of Ontario. Specific building approval with the Town is necessary, but the time frame is minimal. Town is open to accommodate building schedules.

**INCLUDED WITH SITE:** Municipal water and sewer, natural gas at roadside.

**COST:** Approximately \$50,000 per acre

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- **ZONING:** Industrial.
- **TAX MAP #:** 61117-00-112761
- **ELECTRIC:** Rochester Gas & Electric, 3 Phase Available
- **Gas:** Rochester Gas & Electric **Cable Provider:** Time Warner
- **WATER and SEWER:** Municipal, Town of Ontario
- **OTHER SPECIFICS:** The owner is very flexible in lot size and will honor first option for additional acreage, if requested.
- **FINANCING + INCENTIVES:** The Wayne County Industrial Development Agency can offer financial and tax incentives for development in the park. Real estate tax exemptions for manufacturing projects average 75% over 10 years. Competitive packages for complete project available from the County, State and utility company. Project details needed to determine specific amounts.
- **PARK OCCUPANTS:** Companies with facilities in the park include: Optimax Systems, Optipro (VI Mfg.); Ariel Optics; Photon Gear; Scientific Polymer; Component Supply; Vette Corp. (formerly ERM Thermal Technologies); Harbec Plastics; Peter Parts; Avalanche Fabrication; VanHee Mechanical; Fernwood Automotive; Data Control; Spectra Services; Weco Metal Fabricators; John Lockwood Plumbing
- **ACCESS:** Directly on NYS Rt.104, on the border of Monroe and Wayne Counties. From the west take Rt. 104 and turn left onto Dean Parkway. From the east take NYS Rt. 104 to Dean Parkway 2 miles from the intersection of NYS Rts. 104 and 350. Interstates 490, 390, & 590 connect with the NYS Thruway (Rt. 90) at exits #'s 45 & 46.