

ONTARIO INDUSTRIAL PARK

TOWN OF ONTARIO, NY

76 + ACRES AVAILABLE



DESCRIPTION: A FULLY-SERVICED INDUSTRIAL PARK, With Rail Access.

LOCATION: Located in the Town of Ontario 5 miles east of the Village of Webster. Directly north of 4 lane Rt.104 and Furnace Rd. intersection on the east and west sides of Furnace Road. Specific directions on following page.

SITES AVAILABLE: Building lots can range from 1 acre and up.

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, sewer and natural gas at roadside

COST: Approximately \$35,000 - \$40,000 per acre

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- **ZONING:** Industrial
- **TAX MAP #:** 63117-00-678852; 63117-00-508917 (located on the east and west sides of Furnace Road)
- **ELECTRIC:** Rochester Gas & Electric Corp., 3 Phase Available
- **Gas:** Rochester Gas & Electric Corp. **Cable Provider:** Time Warner
- **WATER:** Municipal, Town of Ontario
- **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 whole projects available from the County, State and utilities. Project details needed to determine specific amounts.
- **PARK OCCUPANTS:** Companies with facilities in the park include:
Rochester Industrial Control and Integrity Tool
- **ACCESS:** Directly north on NYS Rt.104, Town of Ontario. From the west take NYS Rt. 104 east to Furnace Road (approximately 4 3/4 miles from County Line Road). Turn left. Park is approximately 1/2 mile on the right. From the east take NYS Rt.104 to Furnace Road. Turn right. Park is approximately 1/2 mile on right.