

DANSVILLE INDUSTRIAL PARK DANSVILLE, NY



SHOVEL-READY SITES AND ABUNDANT NATURAL RESOURCES

EDUCATED WORK FORCE WITH A STRONG WORK ETHIC

EXCEPTIONAL QUALITY OF LIFE AND AFFORDABILITY

NUMEROUS CULTURAL AND RECREATIONAL ACTIVITIES

ACCESSIBILITY TO INTERNATIONAL GATEWAYS

Think Livingston County, New York

- One-third of the US population within a day's drive
- Central to over 18 colleges and universities
- 1.9 million population within 50 miles
- Customized incentive packages



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PROPERTY DESCRIPTION

- **Acreage:** 120 available
- **Zoned:** Industrial
- **Rail Service:** G&W provides direct interconnections with four Class I railroads
- Build Now-NY site
- **Land slope:** 0-1%

LOCATION

- Adjacent to the Dansville Municipal Airport
- 5 minutes from I-390 interchange exit 5
- 40 minutes from the New York State Thruway 1-90
- 50 minutes from Greater Rochester International Airport
- 55 minutes from Downtown Rochester

BUSINESS OCCUPANTS

- Upstate Applications

INDUSTRY & LABOR

- **Dansville Properties, LLC:** 20 employees
- **Forbes Products:** 70 employees
- **McCarthy Tire Service, Inc.:** 65 employees
- **Noyes Memorial Hospital:** 385 employees
- **Travel Center of America:** 66 employees

UTILITIES

- **Electric:** 12 kV, 3-phase, New York State Electric and Gas Corp.
- **Natural Gas:** 6" line, 60 psi, New York State Electric and Gas Corp.
- **Public water:** 10" main, **Capacity:** 2 million gallons per day
- **Sanitary sewer:** 8" main, **Capacity:** 2.4 million gallons per day
- **Telecommunications:** Frontier Telephone of Rochester

WORKFORCE

- 1.9 million population within a 50 mile radius
- **Livingston County population:** 65,000
- 18 colleges and universities in the greater Rochester region
- Educated workforce with strong work ethic

QUALITY OF LIFE

- Healthiest county in New York State
- **Median housing cost:** \$114,300
- Home of Letchworth & Stony Brook State Parks
- **Average commute:** 22.2 minutes

INCENTIVES

- Foreign-Trade Zone
- Competitive customized incentive packages and financing options available
- **STARTUP-NY**

DISTANCE FROM LIVINGSTON COUNTY TO MAJOR CITIES

0-1 Hour
Rochester, NY
Buffalo, NY

2-3 Hours
Syracuse, NY
Toronto, Canada
Erie, PA

4-5 Hours
Albany, NY
New York, NY
Pittsburgh, PA
Philadelphia, PA
Cleveland, OH

5-6 Hours
Baltimore, MD
Washington, D.C.
Hartford, CT

7 Hours
Boston, MA

Build Now-NY

Welcome to an area where growth is encouraged, the environment is preserved and where rural character and work ethic combine to create a workforce that is skilled and motivated. The richest market in the world is within a radius of 750 miles of New York State. Half of the personal income, wholesale sales and about 50% of the retail trade is accounted for within this radius.



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