



Conceptual Layout

As illustrated by the concept to the left, the site offers a great deal of flexibility in site layout and can accommodate a range of building size requirements, internal roads and parking, storage areas and other business needs.

Ready access to the site and adjacent utilities allow for connection to water, electric service and natural gas along Howard Road and County Route 176.

The site also provides natural buffers and open space areas in an attractive setting for both business clients and employees to enjoy.

Industrial uses and business prospects will find convenient access to the Oswego County Airport just south of the site an important financial asset. The airport provides quick transport especially in time-sensitive situations that requires rapid business travel and fast shipment and receipt of materials and products.

Development will need to comply with zoning and local regulations, such as subdivision and site plan approval through the Town of Volney - a business-friendly community.

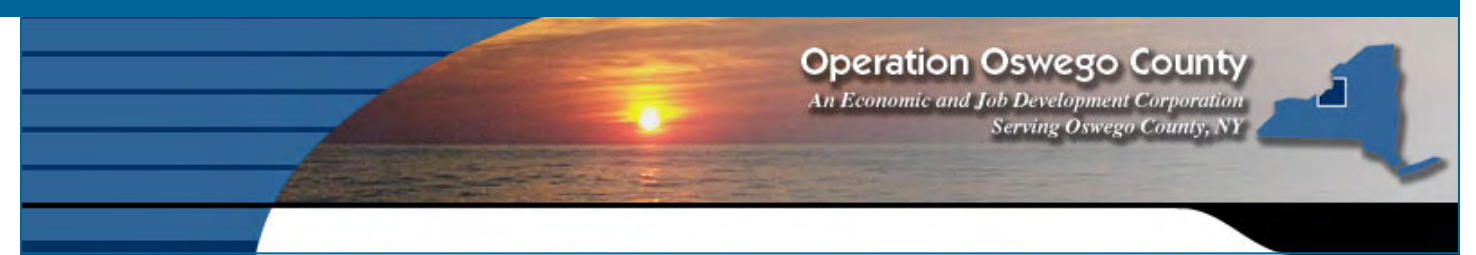
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Financing

- County of Oswego Industrial Development Agency
- SBA 504 Fixed-Asset Financing
- Conventional Bank Financing
- NY Empire State Development
- COMCO/Central New York Enterprise Development Corp. Loans
- Federal (HUD) & Other Governmental Assistance Programs



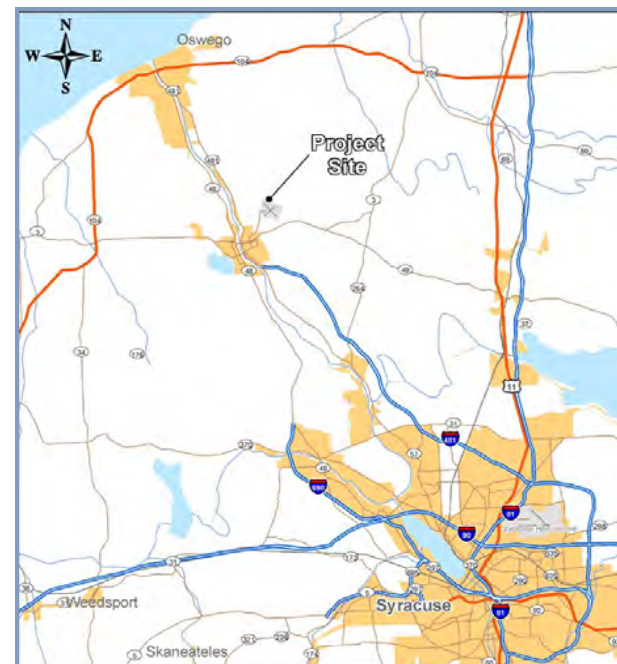
Oswego County Airport Industrial Park

Town of Volney, NY

Howard Road Site – Parcel Tax ID No. 202.00-08-09.1

Location

The site is located at the northeast corner of the intersection of Oswego County Route 176 and Howard Road immediately north of the Oswego County Airport in the Town of Volney, Oswego County, NY. The site is approximately 2 miles northeast of the City of Fulton and 9 miles southeast of the City of Oswego. The Port of Oswego on Lake Ontario is approximately 10 miles northwest.



The Howard Rd. parcel is east of the City of Fulton.

Ownership

The parcel contains approximately 45.85 acres of property zoned for Industrial use. The property is owned by Operation Oswego County (OOC), the authorized development agency for Oswego County. The Howard Road site is part of the much larger 170 acre Oswego County Airport Industrial Park.

Site Assets

Site access is provided by Oswego County Route 176 and Howard Road. NYS Route 3, one mile south of the site, provides access to the City of Fulton and points east and west. Route 3 also provides access northeastward to the City of Watertown and the St. Lawrence Seaway. NYS Route 48 is 4 miles west of the site in Fulton.

Interstate access is provided by I-481, 2 miles southwest of the site. I-81 and I-90 are located 15 miles east and 22 miles south, respectively.

CSX rail is approximately 1.5 miles southwest of the site. CSX rail lines exist along both sides of the Oswego River providing daily freight service between the City of Oswego, the Port of Oswego, and rail yards in Syracuse.

The Port of Oswego is 10 miles northwest of the site. The Port provides a 1,800 foot modern wharf; a 10,000 SF storage shed facility; 50,000 ton bulk storage facility; access to the NYS Canal System and intermodal links to highways and rail, including dock-side rail tracks.

Site Development Opportunities

Land Use & Zoning

The Howard Road site is presently undeveloped. It consists of mixed woodland and fields as shown in the aerial photo below.

Existing land use in the area includes the Oswego County Airport, several regional businesses and airport-related facilities. Residences exist north, northwest and northeast of the site along County Route 176 and Rowlee Road.

The Howard Road parcel is zoned Industrial (I-1) by the Town of Volney. Additional Industrial Park property in the area is also zoned for similar industrial uses.

Zoning permits light industrial uses including research laboratories and the manufacture, fabrication, extraction, assembly, warehousing and handling of materials in compliance with the Zoning Ordinance.

Site Conditions

The site is highly favorable for industrial use and development. Gently sloping topography ranges in elevation from approximately 462 feet above mean sea level in the northeastern corner of the property to approximately 434 feet in the southwestern corner near the intersection of County Route 176/Howard Road. The site slopes toward the west and drains via a small on-site stream.

Much of the site contains deep soils and the depth to bedrock is generally greater than 5 feet. Predominant soils on site have a depth to high water table that exceeds 5 feet north of the stream and 2 to 3 feet south of the stream.

The site contains woodland and open space areas including some wetlands. These natural features provide an great opportunity for business development in a natural setting that both clients and employees can enjoy.

Preliminary geotechnical information from borings taken on site is available from OOC. Additional technical details on site conditions and other environmental features are also available.



View of the Howard Rd. parcel looking south towards the County Airport.

Oswego County Airport

The Oswego County Airport is a County-owned, public general aviation facility providing local service to private aviation clients, including charters to regional industries and other businesses.

The County Airport is 25 miles northwest of Syracuse Hancock International Airport. The County Airport maintains two paved runways: a 5,200 ft. north-south runway and a 4,000 ft. east-west runway.

The airport handles more than 20,000 flight operations annually.

It provides a state-of-the-art Instrument Landing System (ILS), Auto Pilot Control Lighting, hangar stalls and tie-downs, charter service, terminal building, 100 low-lead and Jet A fuel, and flight school offering a joint aeronautical college degree program with Cayuga Community College and Dowling College.



The Howard Road site is located just north of the Oswego County Airport.

Utilities & Community Services

- **Water** – The site is serviced by public water. In 2010 the Airport District Extension #1 water supply project was completed. Water lines are located along the south side of Howard Road and the west side of County Route 176. A 54 inch Metro Water Board waterline is approximately 1.5 miles from the site. A water storage tank exists along Howard Road just east of the site.
- **Wastewater** – Site conditions are conducive to sanitary waste disposal via septic system.
- **Electric** – Electric is provided along the north side of Howard Road from a National Grid 13.2 KV line.
- **Natural Gas** – Natural gas is available from a 4-inch National Grid gas line adjacent to the site.
- **Emergency Services** – New York State Police and the Oswego County Sheriff Department serve the area. Fire and emergency services are provided by the Oswego County Fire Coordinator's Office, Town of Volney Volunteer Fire District and the Oswego County Emergency Management Office.