

Your search for the right site ends here.



THE PARK

White Pine Commerce Park is a 339-acre business park located in the Town of Clay, northern Onondaga County, New York. It's the largest publicly controlled business park in the region, and the only site with assets competitive with the large business sites located in the New York State Hudson Valley and Buffalo-Niagara super regions. The Park is in the final stages of the NYS Shovel Ready Site designation process (NYS pre-permitting program) and is actively seeking 100,000 – 1,000,000 sq. ft. development projects.

INFRASTRUCTURE

The Park offers easy access to the resources you're looking for, with ample potable water, reliable transmission and distribution lines (substation adjacent to the site), and a 12" natural-gas main. A sewer line to the Park, with excess capacity at the treatment facility, is under construction. The infrastructure is ideal for advanced manufacturers, data centers and food processors.

NATIONAL & INTERNATIONAL TRADE

Close to all East Coast markets, the Park is near the I-81/I-481/I-90 interstate highway network, the Syracuse International Airport, the Port of Oswego deep-water port and the St. Lawrence Seaway. The Port of New York is a 4.5-hour drive (I81/I86-Rt 17). White Pine Commerce Park is a U.S. Foreign Trade Zone Magnet Site, and International Trade Experts of the Syracuse office of the U.S. DOC/ International Trade are available to assist in exporting goods and services.

WORKFORCE, EDUCATION & TRAINING

Regional population of 467,000, with 142,000+ living within 10 miles of White Pine Commerce Park and an additional 348,000 residents within 15 miles. More than 77,000 high school graduates over the age of 25 live within 10 miles, and 25,000 area residents hold a bachelor's degree or higher. The region is home to 6 nationally ranked colleges and universities, plus onsite worker training and certification programs are available.

RESEARCH, DEVELOPMENT & COMMERCIALIZATION

Three nationally ranked universities provide product commercialization, and research and development assistance.

- › Cornell University—Agriculture & Food Science, Materials Science, Nanotechnology
- › SUNY College of Environmental Science and Forestry—Bio-refinery & Polymers, Sustainable Chemistry, Renewable Process Engineering
- › Syracuse University—Clean/Renewable Energy Information Science Technologies

PARK OWNERSHIP

The Park is owned by the Onondaga County Industrial Development Agency.

TERMS & INCENTIVES

NYS Excelsior Incentives; NYS Investment and R&D Credits; Onondaga County IDA property tax abatement, Sales and Mortgage Recording Tax Exemptions; National Grid Economic Incentives for Utility Upgrades. Price/acre is negotiable.

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Key Site Features

LOCATION

Highway	I-81 is located 2.2 miles to the east; I-90 is 10 miles south, via I-81
Airport	Syracuse International Airport is 9 miles southeast, via I-81
Deep-Water Ports	Port of Oswego, gateway to St. Lawrence Seaway and the Port of Montreal: 34 miles; Port of Albany: 145 miles; Port of New York: 280 miles
Rail	CSX Rail to Montreal, Dewitt Terminal. Dewitt Class 1 Intermodal Terminal: 15 miles (service: N-Montreal, S-NYC, E-Boston and W-Chicago)
Address	5171 Route 31
Zip Code	13041
Latitude/Longitude	43.186664 North/76.16218 West
Municipality	Town of Clay, Onondaga County, New York
Regional Population	467,000
Distance to Major Metros (miles)	New York City: 260; Rochester: 90; Buffalo: 150; Philadelphia: 300; Boston: 315; Toronto: 240; Montreal: 240

GENERAL CHARACTERISTICS

Size	339 acres
Topography	Generally flat, 400' to 425' across the site
Former Use	Vacant farmland
Dimensions	5,913 (west boundary) x 2,593 (north boundary)
Zoning	Industrial (I-2)
Ownership	Onondaga County Industrial Development Agency

UTILITIES

Electric	Highly reliable, multiple 115kW lines to the site. Primary substation is adjacent to the site.
Gas	19 psi gas line along western boundary. High-pressure gas distribution line located 9,800 feet west of the site.
Water	Ample Lake Ontario water. 10" water main located along west boundary. 12" main along south boundary. 3,700 gpm at 20-psi can be delivered east of the site. Access to the 54" main distribution line available, up to 8 MGD.
Sewer	Plans under way to construct a line to the Oak Orchard Treatment Plant, 3 miles from site. Oak Orchard capacity: 10 MGD design, 6.1 MGD average, 24 MGD peak.
Telecommunications	Fiber, DSL, wireless broadband available from multiple providers (Verizon, AT&T, Time Warner, T-Mobile and others)

SITE DEVELOPMENT REPORTS

- › Final Environmental Impact Statement, Summer 2013
- › Phase 1 Environmental Audit
- › Geotechnical Investigation
- › Sewer Feasibility Study

NYS Shovel Ready Certification anticipated in 2013

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