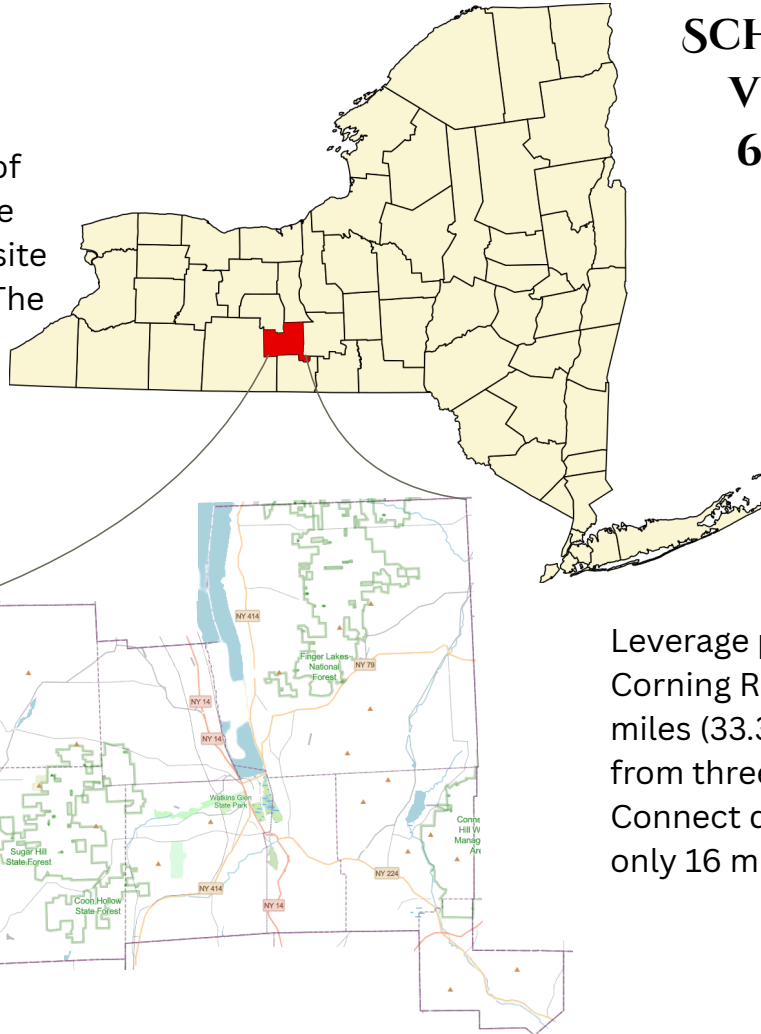


Camp Monterey

2150 Evergreen Hill Road, Beaver Dams, NY 14812

Located in the heart of the Finger Lakes in the Town of Orange, this site consists of 25 acres. The property has self-contained water and wastewater system.



**SCHEDULE A SITE
VISIT TODAY!
607-210-6363**

Leverage proximity to the Elmira-Corning Regional Airport, just 20.7 miles (33.3 km) away with service from three national carriers. Connect quickly to Interstate 86 only 16 miles (25.8 km) from the site.

Why Choose This Site?

- \$5 Million in Grant Funding may be available to support development
- Redevelopment-Ready Site - Customizable footprint with existing buildings that can be adapted or removed.
- 80,000+ sq. ft. under roof of adaptable existing infrastructure
- Natural gas line nearby for reliable energy access
- No zoning or planning restrictions – maximum flexibility for development
- Community support – strong local interest in welcoming a new production facility



**FINGER LAKES
Gateway**
Serving Schuyler County, NY & Beyond

Camp Monterey

Key Site Facts

- **Water:** Three operational wells with on-site chlorination, softening, filtration, and a 225,000-gallon water tower. System currently decommissioned and would require inspection and reactivation.
- **Wastewater:** On-site wastewater treatment plant with underground collection system, manholes, and DEC permit; additional septic pump station at one building.
- **Stormwater:** Underground storm sewer piping, manholes, and catch basins throughout site.
- **Power:** Supplied by NYSEG at 13,200 volts, stepped down to building service levels; distribution through underground and overhead lines. Multiple meters in place.
- **Backup Power:** Onan 250 KW emergency generator plus additional portable generators for select buildings.
- **Utilities:** Each building individually metered for electricity, water, wastewater, and gas.
- **Condition:** All utilities have been decommissioned for non-use.

Finger Lakes Gateway (a DBA of SCOPED, Inc.)
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TALK TO US



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