

Schuyler County Business Park

2142 State Route 414, Watkins Glen, NY 14891

Development Sites

Direct access to State Route 414
2.6 miles/4.2 kilometers to Watkins Glen



15 miles/24 kilometers to I-86
13.5 miles/22 kilometers to ELM Airport

► Prime Location

- Direct access to State Route 414 & Interstate 86
- Direct connection to Norfolk Southern Railway
- Fast, efficient distribution to the Southern Tier & Northeast markets

► Parcel 1 – 31.11 Acres

- 19,000 sq. ft. building with 14,000 sq. ft. leasable space
- Remaining acreage ready for additional construction

► Parcel 2 – 16.74 Acres

- Fully site-ready for new development

► Business Park Zoning

- Maximum lot coverage: 75%
- Maximum building height: 50'
- Setbacks: 15'

► Why Schuyler County Business Park?

- Flexible site options for manufacturing or commercial use
- Turnkey infrastructure & supportive local governance
- Strategically positioned for growth and regional access

Details

The Schuyler County Business Park offers manufacturers a strategic location, a supportive business climate, and access to a skilled workforce. Just outside Watkins Glen with direct highway and rail connections, the park provides efficient logistics across the Southern Tier and Northeast. Flexible parcels, customizable buildings, streamlined permitting, and available incentives make it easy to tailor operations. With strong community support and local partnerships, the Business Park is positioned for long-term growth and success.



SITE INFRASTRUCTURE

- **Water** — Town of Dix ♦ 100 psi operating pressure ♦ 1.3 MGD capacity ♦ Onsite tanks
- **Wastewater** — Town of Dix ♦ 8" sanitary sewer main ♦ 0.7 MGD treatment capacity
- **Broadband** — Fiber Optic Service ♦ High-speed connectivity available
- **Natural Gas** — NYSEG ♦ 60 psig distribution pressure ♦ 10 MCFH capacity
- **Electric** — NYSEG ♦ 34.5 kV ♦ Three-phase

Premium Beverage Facility



Leasable Facilities

Building Highlights

- Construction: Insulated, pre-engineered steel building (Non-Combustible, Type II)
- Size: 19,000 sq. ft. total; 9,000 sq. ft. open, unfinished space available
- Interior: Unfinished shell allows for tenant customization, including in-wall MEP rough-ins
- Clear Height: 20' clear to eaves

Building Utilities & Systems

- Power:
 - 480/277V, 3-phase, 200 amps
 - 208/120V, 3-phase, 200 amps
- Water Pressure: 65 PSI
- Ventilation: To be provided by tenant per program needs
- Lighting: Overhead fixtures with moderate light levels; tenant may add additional as required
- Data: One data cable per unit; infrastructure only (tenant provides head-end and point-of-use equipment)
- Meters: Each unit individually metered for electricity, water, wastewater, and gas

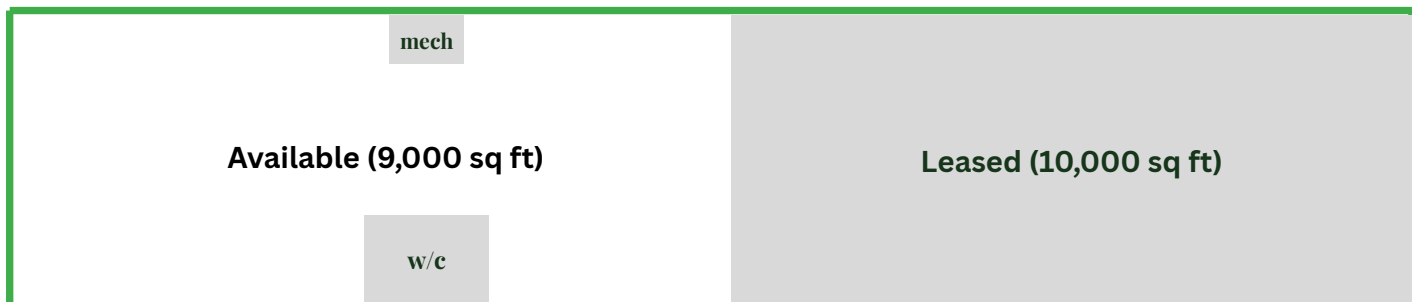


Access & Loading

- Two 6'8" x 3' man doors per unit
- 14' powered overhead doors
- Back-in bay doors at ground elevation for easy loading/unloading
- Westside building overhang for additional coverage

Common Area Amenities

- Climate-controlled office space
- Shared common area with water fountain & restrooms
- Separate exterior entrance
- Interior connecting door (removable option for future flexibility)



Questions? Contact us.

Finger Lakes Gateway (a DBA of SCOPED, Inc.)
216 N. Franklin Street • Watkins Glen, NY 14891
Phone: 607.210.6363

E-Mail: judy@flxgateway.com • Web: www.flxgateway.com



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