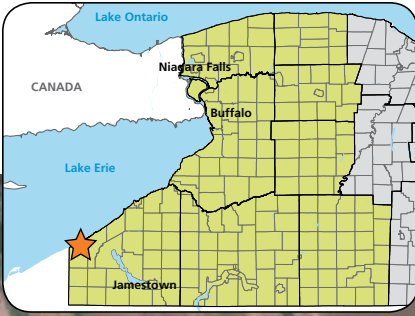


RIPLLEY, NEW YORK



Ripley Site

Intersection of I-90, Rt. 20, & Shortman Rd.
Ripley, NY 14775

140 acres

ROUTE 20

Property Summary:	Prime property, flat, under option, high visibility border on I-90! Two operating natural gas wells. Site is being "groomed" for warehouse/distribution center or light manufacturing.
Zoning & Land Use:	Zoned C-2
For:	Sale
Property Details:	140 Acres of farmland. Frontage on I-90 (NYS Thruway) Located within 50 minutes of Buffalo, NY/Canadian border and 15 minutes from Erie, Pa. Site will be designated Shovel Ready.
Utilities & Taxes:	Utilities are privately owned, close to voltage utility. Eligible as regionally significant Empire Zone.
Transportation:	1/8 mile on Shortman Rd. to Exit-61 interchange on I-90, 25 miles to Erie International Airport and 75 miles to Buffalo International Airport.
Incentives:	Incentives available for development.

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where life works.