



Shovel Ready Site – Ripley, New York

Ripley Site

Intersection of Interstate 90, Hwy 20 & Shortman Rd.
Ripley, NY 14775



PROPERTY SUMMARY:	<ul style="list-style-type: none"> • 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:	<ul style="list-style-type: none"> • Zoned C-2
FOR:	<ul style="list-style-type: none"> • Sale
PROPERTY DETAILS:	<ul style="list-style-type: none"> • 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 • NYS certified Shovel Ready
UTILITIES:	<ul style="list-style-type: none"> • Utilities are privately owned, close to voltage utility
TRANSPORTATION:	<ul style="list-style-type: none"> • 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:	<ul style="list-style-type: none"> • Incentives available for development



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