

The Oneonta Business Park is located in Otsego County, New York. The parcels at the Park are certified Build Now-NY sites. These sites are “pre-permitted” and “pre-planned” to make new construction proceed quickly and easily, allowing projects to meet fast-paced deadlines. Each lot has a fully directional access point and ample designated parking. With these features, the Park is ready for considerable investment and development. Permitted uses include manufacturing and processing, warehouse and distribution, freight and trucking terminals, laboratories, and reproduction and publishing.



## Conveniently Located Shovel-Ready

<b>Present Zoning</b>	LD435- Light Industrial
<b>Build Now-NY</b>	Yes
<b>Nearest Interstate</b>	I-88, Exit 13, .25 mi to I-88
<b>Railway</b>	Norfolk Southern Railway
<b>Nearest Commercial Airport</b>	Oneonta Municipal Airport, 8.0 Miles Albany International Airport, 68 miles
<b>On-Site NYSEG Electric</b>	12.5 KVV 3-Phase Service, 115 KVV Trans.
<b>On-Site NYSEG Natural Gas</b>	60 lb. Medium Pressure
<b>On-Site Municipal Water</b>	City of Oneonta, 8" DI piping, 1,250 gpm, 90 PSI, 3 Million GPD Excess Capacity
<b>On-Site Municipal Sewer</b>	City of Oneonta, 8" piping 450 gpm 3 Million GPD Excess Capacity
<b>On-Site Broadband</b>	Time Warner/Spectrum





Combined site can accommodate a maximum 400,000 SF Building.

### Site #5

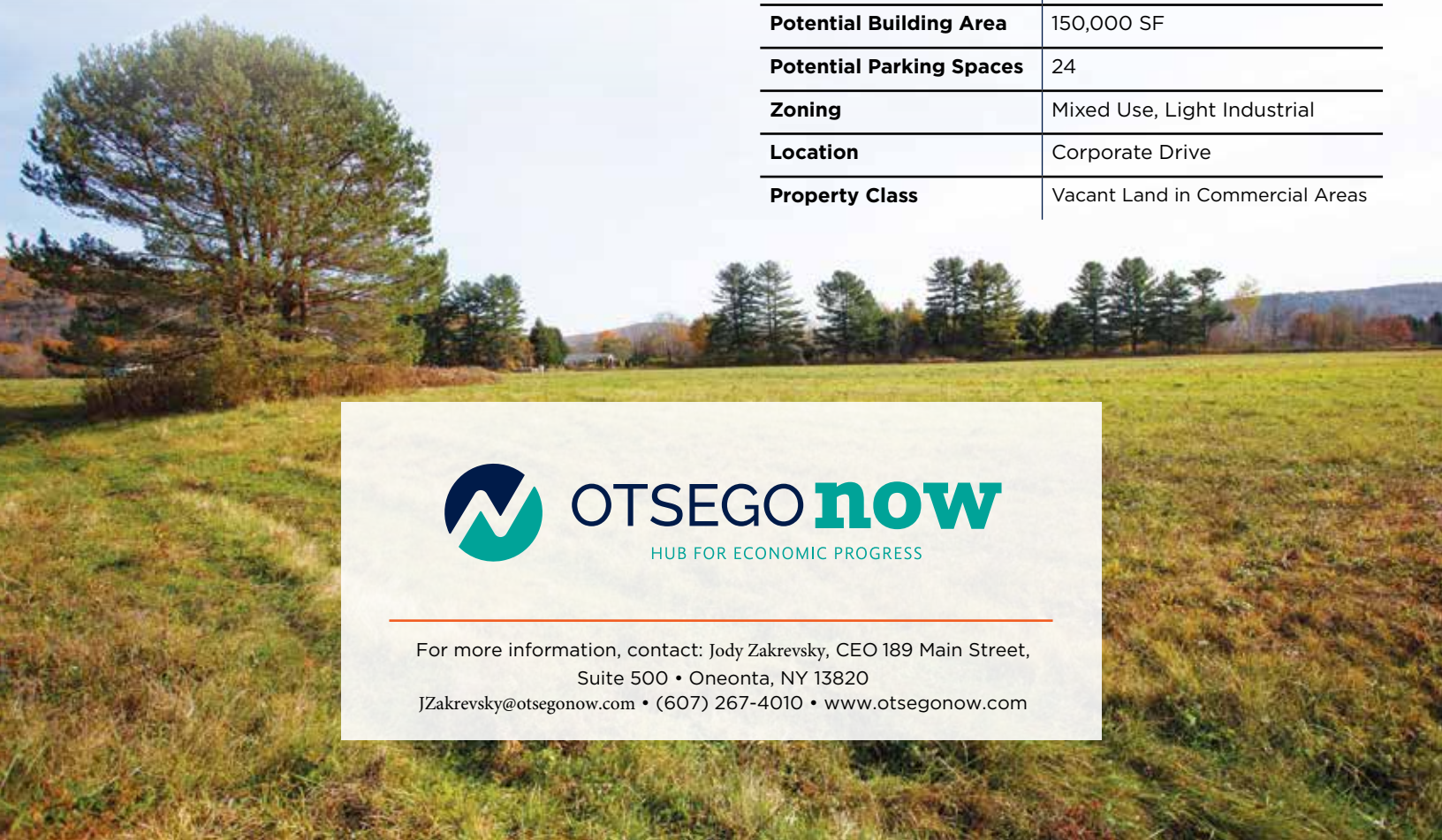
<b>Lot Area</b>	4.7 Acres
<b>Potential Building Area</b>	50,000 SF
<b>Potential Parking Spaces</b>	44
<b>Zoning</b>	Mixed Use, Light Industrial
<b>Location</b>	Pony Farm Road
<b>Property Class</b>	Vacant Land in Commercial Areas

### Site #7

<b>Lot Area</b>	22.3 Acres
<b>Buildable Area</b>	11.8 Acres
<b>Solar Area</b>	10.5 Acres
<b>Potential Building Area</b>	200,000 SF
<b>Potential Parking Spaces</b>	102
<b>Zoning</b>	Mixed Use, Light Industrial
<b>Location</b>	Corporate Drive
<b>Property Class</b>	Vacant Land in Commercial Areas

### Site #8

<b>Lot Area</b>	7.8 Acres
<b>Buildable Area</b>	6.3 Acres
<b>Solar Area</b>	1.5 Acres
<b>Potential Building Area</b>	150,000 SF
<b>Potential Parking Spaces</b>	24
<b>Zoning</b>	Mixed Use, Light Industrial
<b>Location</b>	Corporate Drive
<b>Property Class</b>	Vacant Land in Commercial Areas



**OTSEGO now**  
HUB FOR ECONOMIC PROGRESS

For more information, contact: Jody Zakrevsky, CEO 189 Main Street,  
Suite 500 • Oneonta, NY 13820  
JZakrevsky@otsegonow.com • (607) 267-4010 • [www.otsegonow.com](http://www.otsegonow.com)