



# FOR SALE 220 ACRES

**AIRPORT CORPORATE PARK SOUTH  
KAHLER ROAD SOUTH, BIG FLATS NY**



## FOR SALE \$50,000 / ACRE

<b>Acres</b>	220, sub-dividable
<b>Municipality:</b>	Town of Big Flats
<b>County/Region</b>	Chemung County/Southern Tier, Southern Finger Lakes Region



PROSPECTS | PROGRESS | PARTNERSHIPS

For Further Information Contact:  
STEG 400 East Church Street, Elmira NY 14901  
[www.steg.com](http://www.steg.com) P 607-733-6513 F 607-734-2698

Latitude & Longitude	42.146.198 -76.91463	
Developer	Chemung County Industrial Development Agency	
Zoning	Airport Business Development	
Current Use	Vacant—shovel ready parcels available 3-50 acres	
Access	Exit 50 off Interstate 86 / Elmira Corning Regional Airport	
Water	10" diameter main supplied by the Town of Big Flats	
Sewer	8" diameter sewer line from Chemung County Sewer District with adequate capacity	
Electric	NYSEG—5,000 Kilowatt service/5 Megawatt service	
Gas	NYSEG—80 MMBTU/Hr, 55 PSI,	
Telecommunications	Open access to optical fiber broadband ring providing the highest speed connectivity available through the Southern Tier Network	
Neighboring businesses	Imaging and Sensing Technology, ACCESS Midstream, Talisman Energy, Hunt Engineers, Corning Community College. Site is strategically located in close proximity to Corning and the Finger Lakes Region, both top tourism destinations in the State of NY	
Financial Incentives	Chemung County Industrial Development Agency, Empire State Development, Start-Up New York	
Commercial Air Services	1.6 miles from Elmira-Corning Regional Airport with direct connections to: Chicago—United Airline Detroit—Delta Philadelphia—U.S. Airway Orlando/Tampa Bay—Allegiant	
Population 2013	10 mile radius—102,425 30 mile radius—288,849 60 mile radius—1,012,017	
Average Manufacturing Wage	\$54,234/Year	
Per Capita Income	\$38,056	
Average Unemployment by Industry	Manufacturing	12%
	Construction	4%
	Retail	11%
	Services	18%
	Government	21%
	F.I.R.E	4%
	Healthcare	18%
	Wholesale/Warehousing	64%
Workforce Education Level	High School	11%
	High School Diploma	31%
	Some College/Associates Degree	31%
	Bachelors Degree	12.8%
	Graduate Degree	10.2%

