

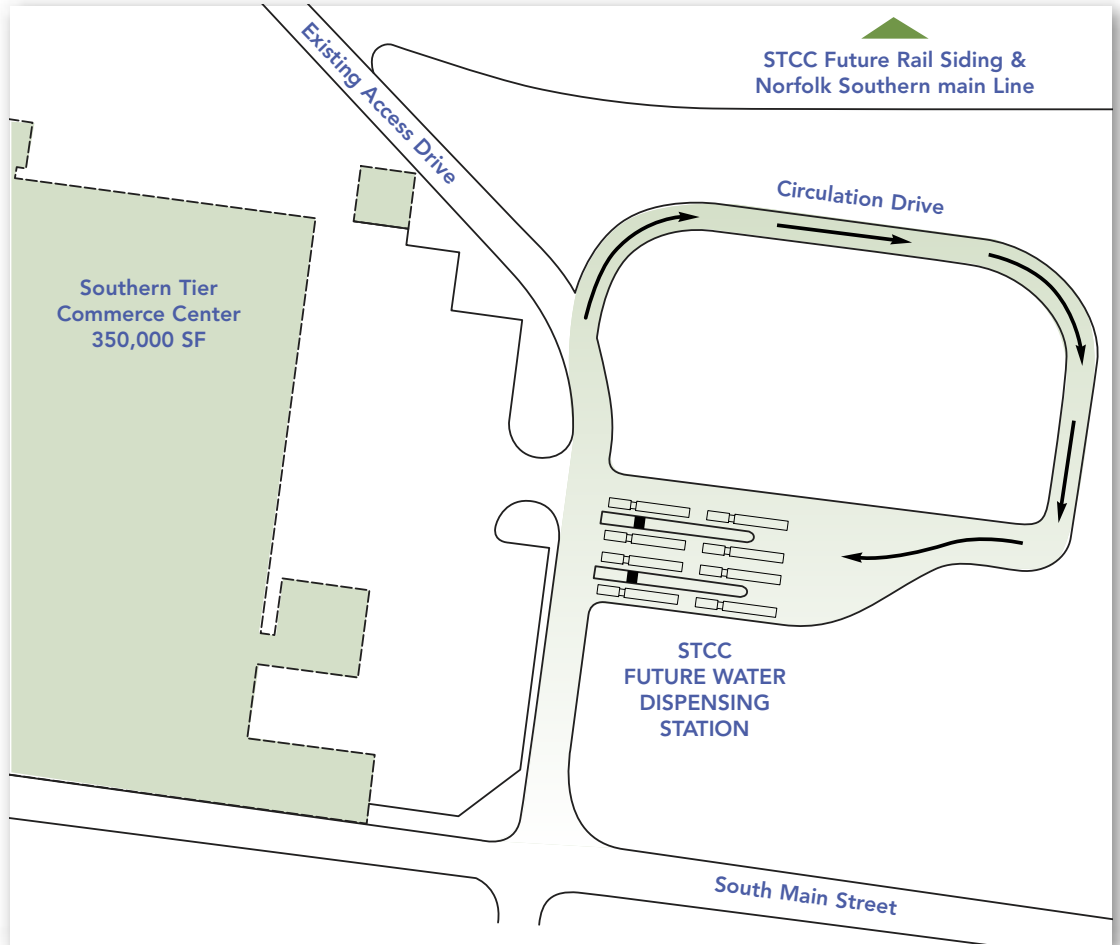


WATER dispensing station

**SOUTHERN TIER
COMMERCE
CENTER**

1051 South
Main Street,
Elmira, New York
14904

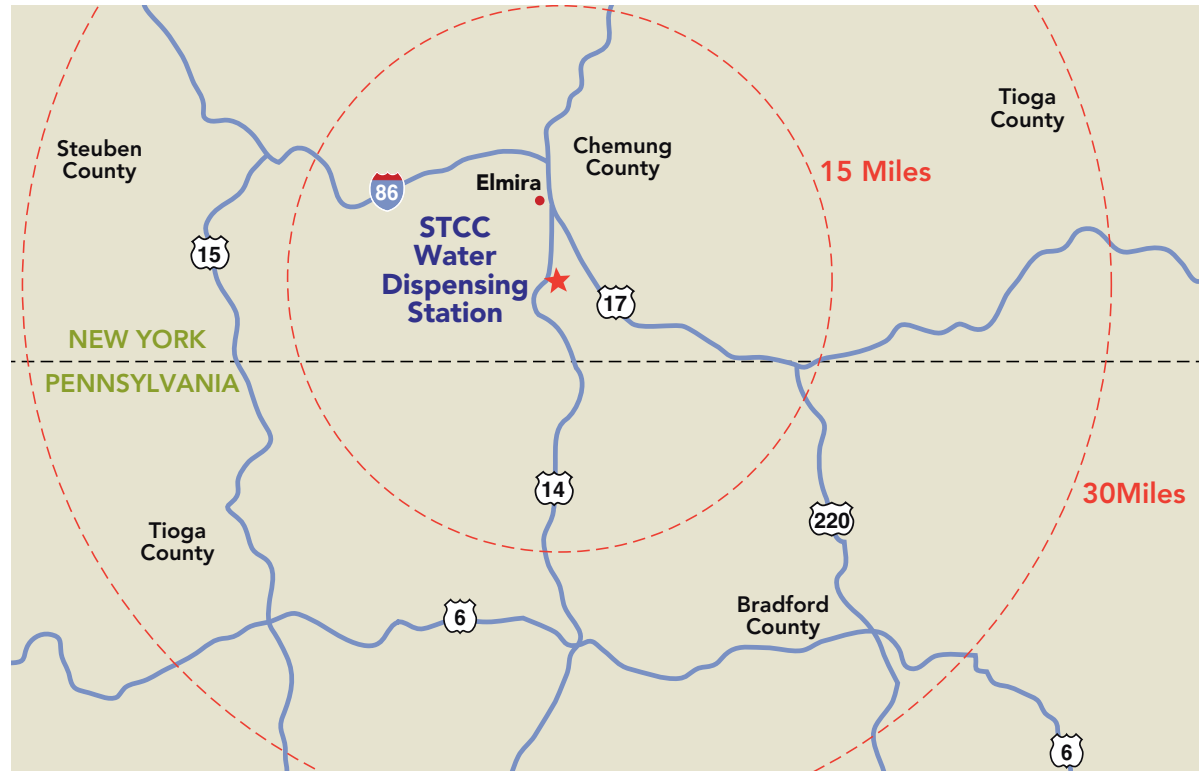
Sites of this size,
design and flexibility
are almost nonexistent
in the Marcellus Shale
play in Pennsylvania
and New York. Let
STCC address your
important water
needs. Our new water
dispensing project is
ideally located with a
state-of-the art design
and strong ownership.



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LOCATION

- Located within Southern Tier Commerce Center (STCC), 350,000 rentable square feet of renovated industrial buildings on 48-acres of land with excess land and an approved rail transload yard.
- Strategically located in the heart of the Marcellus Shale Gas Field
- Desirable Southern Tier location serving PA and NY
- Convenient to interstate and state highways
- Heavy Industrial zoning
- Sophisticated local economic development organization, a cooperative community and a ready labor supply.

DESIGN

- Designed to provide reliable, timely and efficient water dispensing access
- Plans for redundant water supply including public facilities and on-site well.
- Full circulation and truck turning room, internal road queuing and efficient loading
- Load multiple water trucks simultaneously
- State-of-the art design to include keyless/cardless access, pre-pay account and / or automated billing and 24 / 7 operation

FLEXIBILITY

- Trailer, equipment and outdoor storage opportunities
- STCC recently designed and approved for rail transloading via Class 1 railroad Norfolk Southern. Facility will include up to 5,000 track feet of capacity for rail cars. Project will be one of the largest in the Marcellus Shale Region, offering an opportunity to operate in a single efficient trans-load location.