


FOR SALE

AIRPORT CORPORATE PARK SOUTH

Town of Big Flats, NY

Airport Corporate Park South, in the Town of Big Flats, is located in northern Chemung County, New York. It's ideally located and provides easy access to the resources you're looking for:

- Close to all East Coast markets (I-390, I-86, I-90, and I-99, I-88)
- Located at Exit 50 on I-86
- Located in the Southern Tier's Clean Tech Economy
- Skilled and ready workforce in the area
- Scenic views from site
- Borders park and walking trails
- Will sub-divide into smaller parcels
- Offered at: \$50,000 / Acre - \$1.15 PSF



EXCLUSIVE CONTACT

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**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**Kahler Road South
Big Flats, NY**

Address

Airport Corporate Park South

Municipality

Town of Big Flats

County / Region

Chemung County / Southern Tier, Southern Finger Lakes Region

Size

100 ± Acres – Can be divided

Latitude & Longitude

42.146.198 -76.91463

Developer

Chemung County Industrial Development Agency

Zoning

Airport Business Development

Water

10" Diameter main supplied by the Town of Big Flats

100,000 – 150,000 gallons per day available

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

Access to optical fiber broadband ring providing the highest speed connectivity through the Southern Tier Network

Neighboring Businesses

DeMets, Bucher/Emhart Glass, Jabil, Mirion Technologies, Xgen Pharmaceuticals, Micatu, Repsol, CemeCon, Hunt Engineering, and new 150,000 SF Amazon Last Mile Facility

Financial Incentives

Chemung County Industrial Development Agency, Empire State Development

Commercial Air Services

Minutes from the Elmira-Corning Regional Airport with the longest runway in the region and with direct connections to:

- Detroit – Delta
- Orlando / Tampa Bay – Allegiant Air

Area Attractions

- Corning Museum of Glass
- Watkins Glen International Raceway
- Finger Lakes and numerous wineries and breweries
- National Soaring Museum
- Arnot Art Museum
- Rockwell Museum
- Historic Market Street - Corning
- Watkins Glen State Park

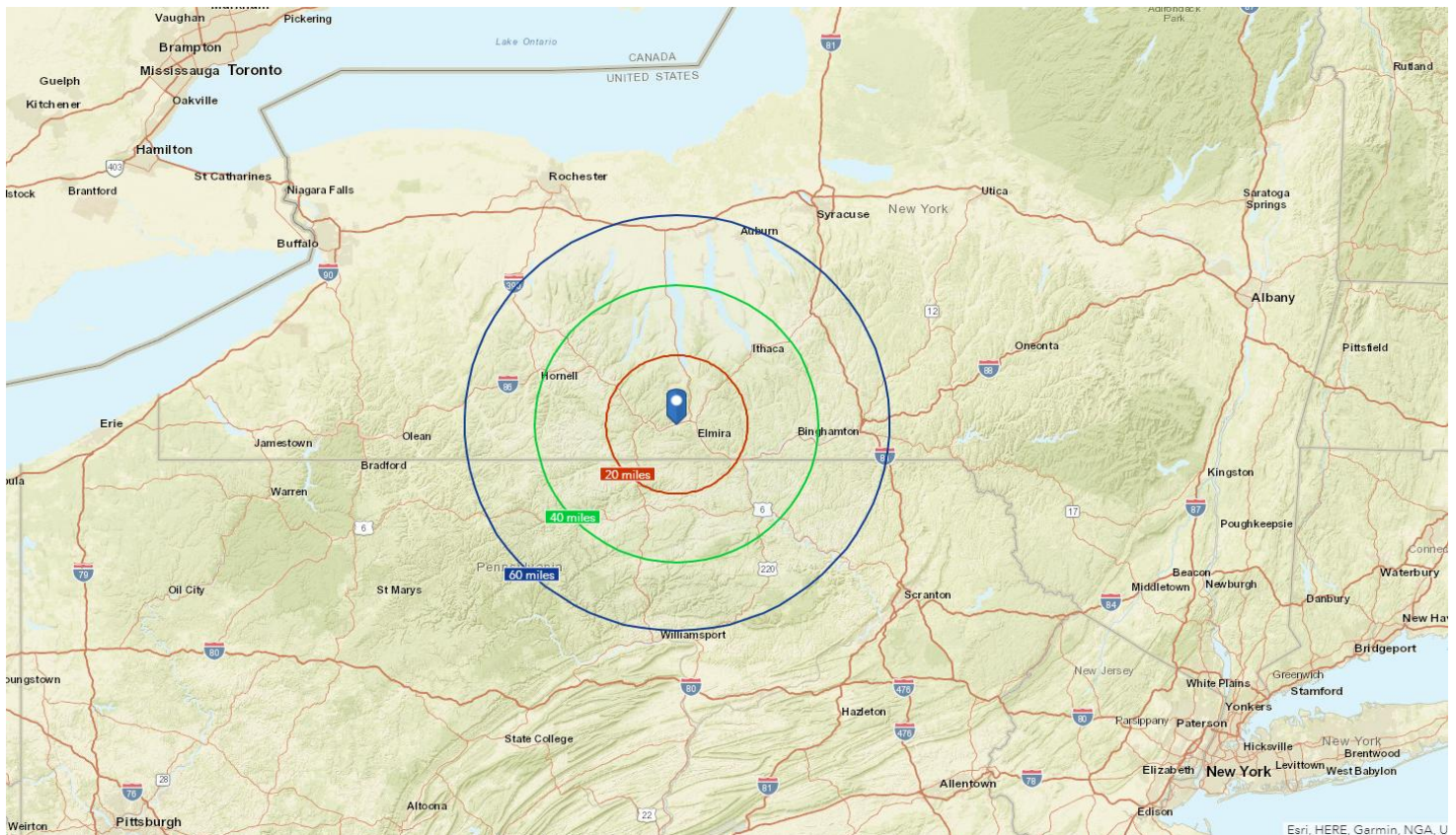


Market Profile

Kahler Rd S, Elmira, New York, 14903
Rings: 20, 40, 60 mile radii

Prepared by Esri
Latitude: 42.14422
Longitude: -76.90995

	20 miles	40 miles	60 miles
Population Summary			
2000 Total Population	157,958	443,363	1,003,198
2010 Total Population	155,051	447,490	1,009,769
2019 Total Population	151,947	446,718	1,006,508
2019 Group Quarters	5,162	24,807	53,908
2024 Total Population	148,257	441,652	993,614
2019-2024 Annual Rate	-0.49%	-0.23%	-0.26%
2019 Total Daytime Population	146,705	445,251	986,356
Workers	68,893	210,784	461,439
Residents	77,812	234,467	524,917
Household Summary			
2000 Households	61,534	170,558	387,134
2000 Average Household Size	2.46	2.46	2.46
2010 Households	62,590	177,094	401,938
2010 Average Household Size	2.39	2.38	2.38
2019 Households	61,437	177,404	401,081
2019 Average Household Size	2.39	2.38	2.38
2024 Households	59,872	175,427	395,848
2024 Average Household Size	2.39	2.38	2.37





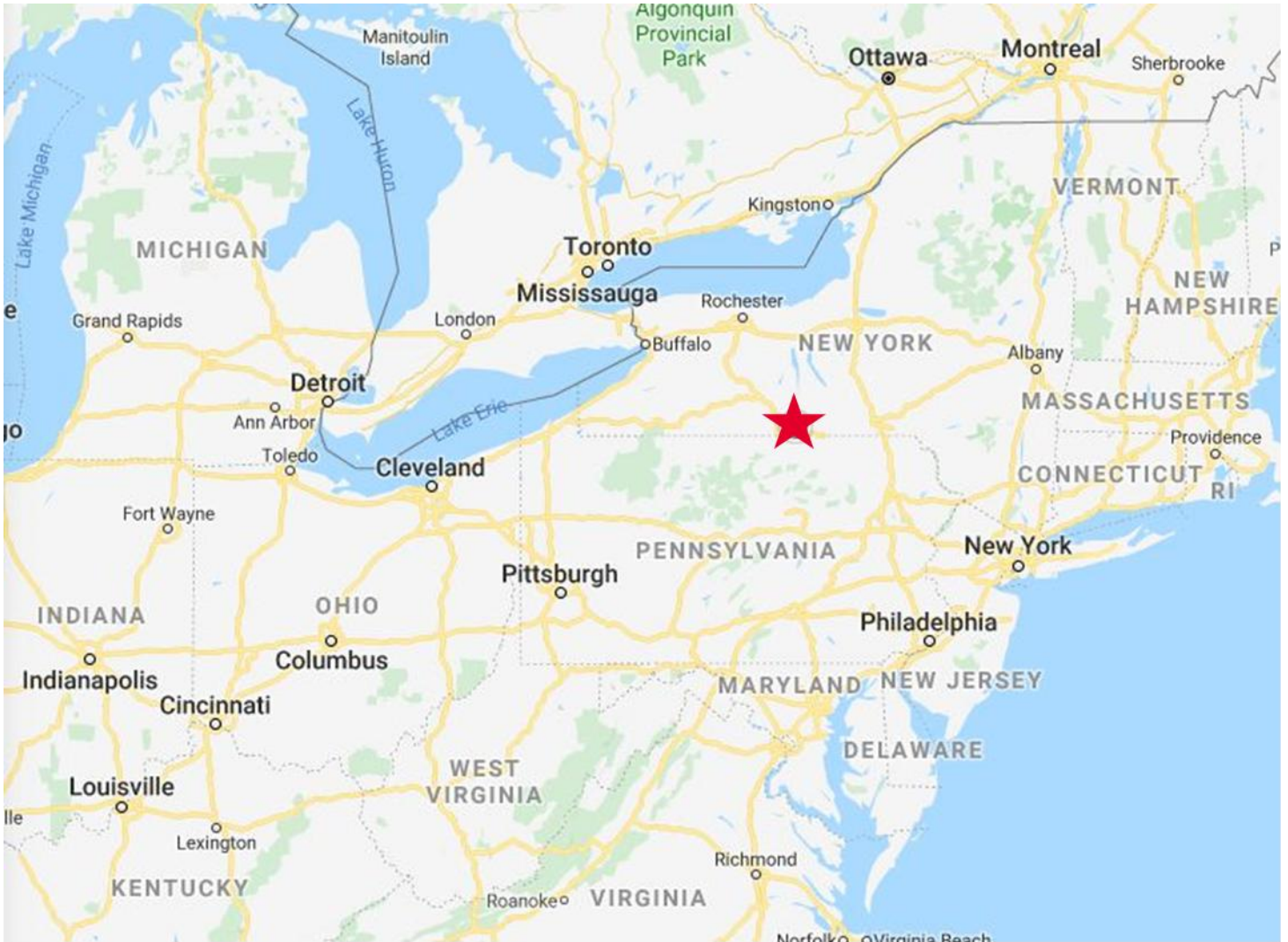


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DISTANCE TO MAJOR METROS (MILES)

NEW YORK CITY, NY	241	BOSTON, MA	370
ROCHESTER, NY	114	CHICAGO, IL	639
BUFFALO, NY	133	WASHINGTON DC	289
PHILADELPHIA, PA	247	TORONTO, ONT	231
HARRISBURG, PA	172	MONTREAL, ONT	341