



STEUBEN COUNTY INDUSTRIAL PARK

Route 54, North
Bath, New York

LAND FOR SALE

AVAILABLE FOR \$15,000/ACRE

PROPERTY FEATURES

- Tax Map ID#: 144-2-9.112
- 108 acres- Can be divided
- Zoned: Industrial-Commercial
- Sewer- 10" force main
- Water- 12" Line- 65 psi
- Gas- 4" Line- 80 psi
- Borders Bath-Hammondsport Rail (Operated by L A & L)
- Mineral Rights **do not** convey

LOCATION

- Minutes from I-86
- Bath is where I-86 & I-390 meet
- 25 minutes to Route 15 (Future I-99) to PA
- One of the gateways to Finger Lakes Region from South
- Strong labor pool in area
- Across Road from Phillips Lighting
- Bath is County Seat of Steuben County
- Potential for County & State incentives
- Great site for relocating or expanding company
- Potential location for Natural Gas related company needing Rail



FOR MORE INFORMATION, PLEASE CONTACT:

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INDEPENDENTLY OWNED AND OPERATED