

SOMERSET LAKESHORE SITE

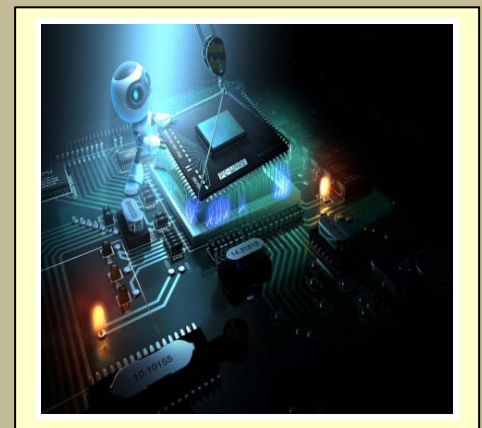
NIAGARA COUNTY, NY

TOWN OF SOMERSET, NEW YORK

The Somerset Lakeshore Site is a highly recommended site, located on the southern shore of Lake Ontario, on the north side of Lake Road (NYS Route 18) in the Town of Somerset, New York, west of the Upstate New York Power Producers Somerset Power Plant. This site is zoned Planned Unit Development, and is specifically targeted in the Town's Comprehensive Plan for business/economic development purposes.



Ideally positioned on the lakeshore for data center construction, high-tech manufacturing, a logistics center, back office operations, light manufacturing or research and development, the Somerset Lakeshore Site is competitively priced and ready for your development.



SOMERSET LAKESHORE SITE

TOWN OF SOMERSET, NEW YORK

Site Details

Acres Available:	180 acres
County:	Niagara County
Zoning:	Planned Unit Development
Price:	N/A
Lease:	N/A
Special Incentives:	Project Specific

Access

Closest Highway:	NYS Route 18
Miles to Highway:	Adjacent
Closest Interstate:	I-990
Miles to Interstate:	22.02 miles
Rail Service:	CSX/ Somerset Railroad
Closest Airport:	Niagara Falls International Airport

Utilities

Water:	Town of Somerset
Sewer:	Adjacent to Somerset Barker Sewer District
Electric:	National Grid
Natural Gas:	NYS Electric & Gas Corp. (NYSEG)
Telecom:	Verizon

The Town of Somerset, (Population: 2,662) is located on the scenic southern shore of Lake Ontario, in the northeast corner of Niagara County. The town has essentially maintained its rural agricultural character since it was founded in 1823.



The Somerset Lakeshore Site is available for a wide variety of development scenarios, providing flexibility for prospective companies.

Call us to schedule a personal review of your project.

SOMERSET

AERIAL VIEW

LAKESHORE SITE

TOWN OF SOMERSET, NEW YORK



SOMERSET LAKESHORE SITE

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The Town of Somerset, through their Comprehensive Planning efforts and the rezoning of the property to Planned Unit Development, has set the groundwork for attracting and approving such developments as a data center, a logistics center, high-tech manufacturing, back office operations, light manufacturing or research and development.



This highly strategic site, while nestled in a small quiet town is within 35 miles of the Buffalo region, the Lewiston-Queenston Bridge at the Canadian border, Niagara Falls NY and is also within 50 miles of Rochester, NY.

The proximity to the greater Toronto area is within 60-70 minutes and this location generally provides access to nearly 140 million people or 38% of the U.S. population and 59% of the Canadian population within a one day drive!