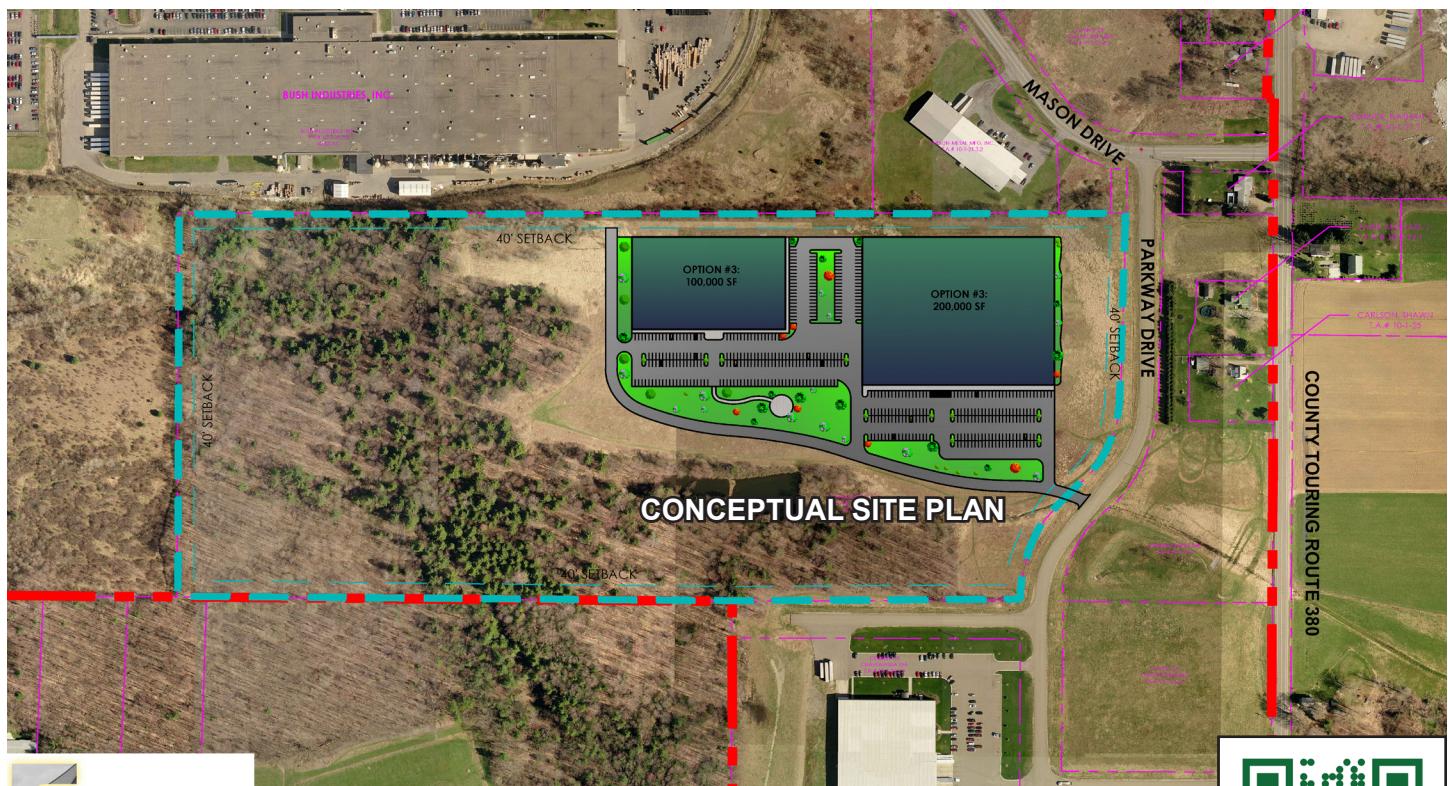


FOR SALE

40+ Acre Prime Shovel-Ready Site

Joseph H. Mason Industrial Park, Jamestown, NY 14701



Clark Patterson Lee
DESIGN PROFESSIONALS

MASON INDUSTRIAL PARK
JULY 2015



More info at
[ChooseCHQ.com/
Shovel-Ready](http://ChooseCHQ.com/Shovel-Ready)

Property Highlights:

- 40+ acres ready for development Spring 2026
- Ideal for warehousing, distribution, logistics, assembly, light manufacturing, and flex
- Home to Bush Industries, The Stannard Group, Gren, Larson Metal Mfg, Plyler Entry Systems, and Electrovaya
- Access road, municipal water and sanitary sewer, natural gas, electric, and telecommunications lines
- Divisible to suit buyer's needs
- Zoning designation 4 allows a variety of light industrial uses
- 2~ miles to I-86 exit 13
- 1/4 mile to rail service
- Qualified Opportunity Zone (QOZ)
- Potential incentives through County of Chautauqua Industrial Development Agency (CCIDA), Empire State Development, and others



344 Delaware Ave, Suite 200, Buffalo, NY 14202



County of Chautauqua
Industrial Development Agency

Paula Blanchard

Real Estate Salesperson

C: 716.880.4815

PaulaBlanchard@HannaCRE.com



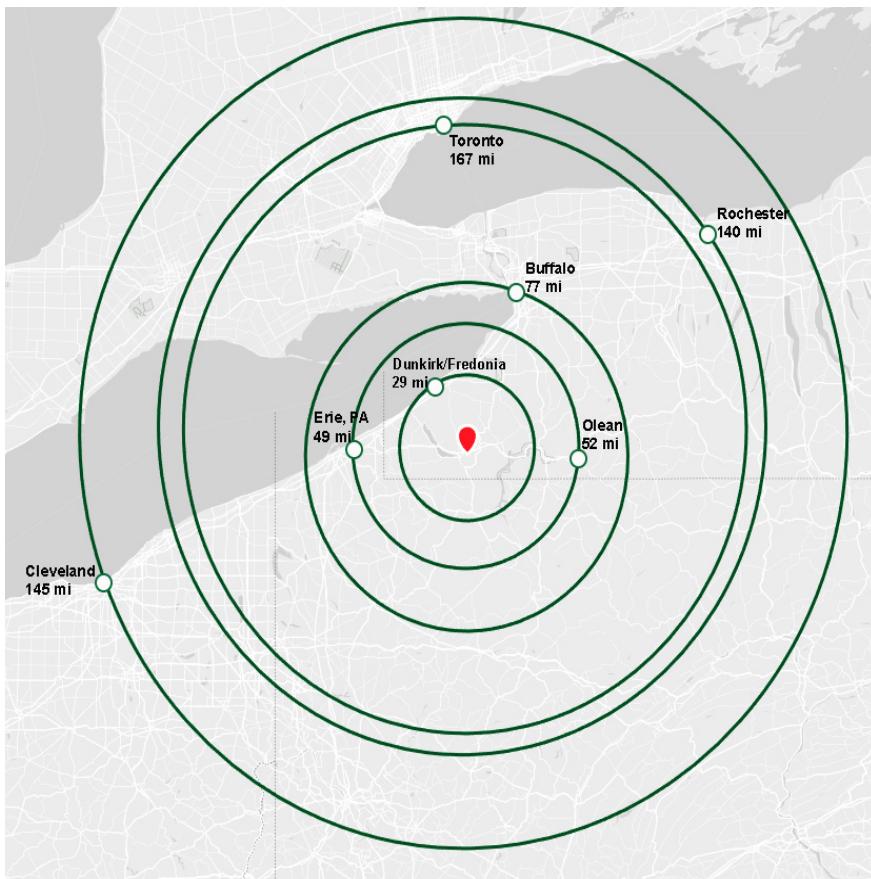
The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

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Location and Accessibility:



9,069 Average Daily Traffic Count at I-86 exit #13

Conceptual Drone Video



 **HANNA**
COMMERCIAL REAL ESTATE

344 Delaware Ave, Suite 200, Buffalo, NY 14202

CHOOSE
CHQ
CHAUTAUQUA COUNTY, NY

CCiDA
County of Chautauqua
Industrial Development Agency



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Utility	Capacity
Water	12" Main up to 2,810 GPM
Sewer	8" Pipe 73 GPM
Electric	Planned 5-10 MW. Utility can extend 2 MVA to site within 2 weeks
Gas	4" Main 33m btu/hr @ 5 lb
Telecom	Copper cable & fiber

TOTAL WORKFORCE

10 mi 34,387

20 mi 63,378

30 mi 119,215