

FOR SALE

148 Acre Prime Shovel Ready Site

I-90 Veterans Memorial Commerce Park, Ripley, NY 14775



Property Highlights:

- 148 acres to be ready for development in late 2026
- In the heart of the NY SMART I-Corridor, the federally designated Tech Hub spanning Upstate New York and the I-90 region
- Strategically located between major semiconductor projects — Micron in Syracuse, Intel in Columbus. Ripley is the ideal location for Tier 1 and Tier 2 suppliers
- Ideal for warehousing, distribution, semiconductor supply chain, logistics, assembly, light manufacturing, flex, and office
- Designated NY State Shovel Ready
- New access road, municipal water & sanitary sewer, natural gas, electric, and telecommunications lines
- Divisible to suit buyer's needs
- C-2 zoning suitable for a variety of light industrial uses
- Immediate access to I-90 exit 61
- One mile from NY/PA border
- Access to 34.5kV sub transmission
- Potential incentives through County of Chautauqua Industrial Development Agency (CCIDA), New York State Empire State Development (NYS ESD) and others



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



View Property Video

HANNA
COMMERCIAL REAL ESTATE
344 Delaware Ave, Suite 200, Buffalo, NY 14202



CCIDA
County of Chautauqua
Industrial Development Agency

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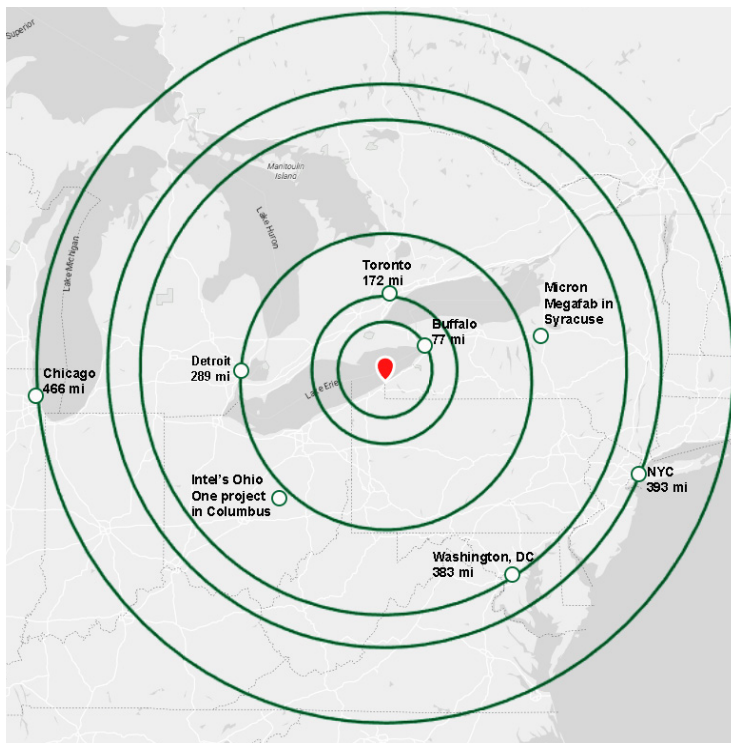


The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

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20,798 Average Daily
Traffic Count at
NYS Thruway exit #61

Distance	Location
23 miles	Erie, PA
26 miles	Dunkirk/Fredonia, NY
33 miles	Jamestown, NY
77 miles	Buffalo/Niagara Falls, NY
121 miles	Cleveland, OH
147 miles	Pittsburgh, PA

Utility	Capacity
Water	8" line, 106,000 GPD peak
Sewer	6" main, 150,000 GPD
Electric	Access to 34.5kV sub transmission
Gas	25,000 CFH, up to 5 PSI
Telecom	Fiber & coax 90+ days after permitting

TOTAL WORKFORCE

20 mi

71,406

30 mi

192,285

• Includes Erie, PA metro,
23 miles away

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CHOOSE
CHQ
CHAUTAUQUE COUNTY NY

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