

FOR SALE

40+ Acre Prime Shovel-Ready Site

Joseph H. Mason Industrial Park, Jamestown, NY 14701



Property Highlights:

- 40+ acres ready for development Spring 2026
- Ideal for warehousing, distribution, logistics, assembly, light manufacturing, and flex
- Home to The Stannard Group, Gren, Larson Metal Mfg, Plyler Entry Systems, and Electrova
- 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
- ¼ mile to rail service
- Qualified Opportunity Zone (QOZ)
- Potential incentives through County of Chautauqua Industrial Development Agency (CCIDA), Empire State Development, and others



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



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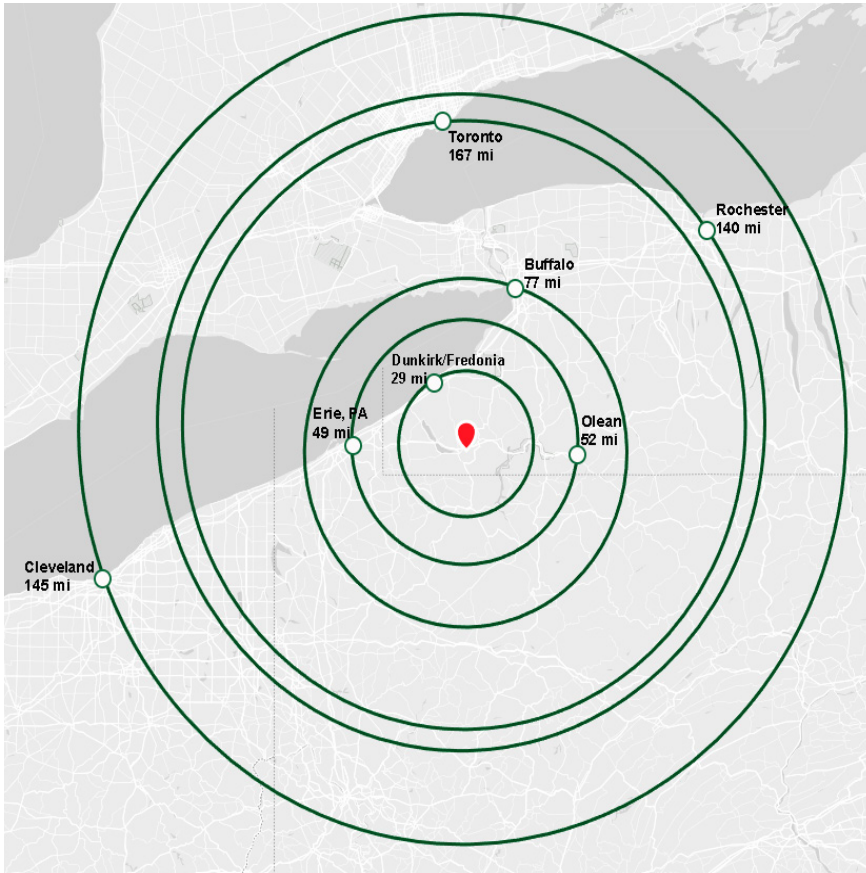
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Location and Accessibility:



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



[Conceptual Drone Video](#)



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



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