

 EASTMAN BUSINESS PARK

PARK ATTRIBUTES – 2017

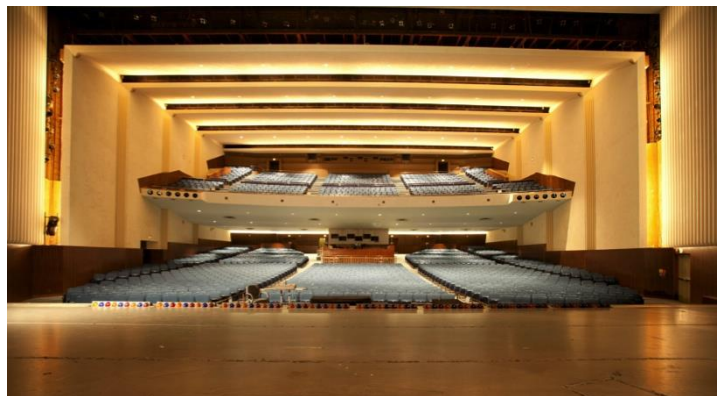
SITE CONTROL	Eastman Business Park division of Eastman Kodak Company (primary owner and developer)
COMMON AREA MAINTENANCE	Eastman Business Park
UTILITIES	Provided by Recycled Energy Development (R.E.D)
TELECOMMUNICATIONS	Several providers available onsite
NUMBER OF DEVELOPABLE ACRES	1,200 acres total (700 owned by Kodak, 500 by others) ~400 acres ready for development in the whole site
NUMBER OF STATE OR FEDERAL WETLANDS	None
SHAPE AND CONFIGURATION OF PROPERTY	Flat, previously developed, various utilities present throughout
IDEAL INDUSTRIAL APPLICATIONS	Food processing, greenhouse agriculture, chemical processing, roll to roll manufacturing, energy capture and storage and photonics Light manufacturing and industrial, distribution, office and laboratory space
RESEARCH AND DEVELOPMENT	Multiple laboratory and office facilities, ideal for R&D applications
ZONING AND PERMISSABLE USES	16 million square feet of building space zoned for manufacturing, distribution, office and laboratories (10 million owned by Kodak) Zoning permits required for new build
EXISTING PERMITS	Permits for management of waste, storage of materials
AVAILABILITY	Parcels available for lease. Buildings available for lease or sale. Theater, dining and conference facilities available for rent. See www.eastmanbusinesspark.com/park-availability for listings

<p>INTERSTATE</p>	<p>West end of the Park borders Route 390 with highway access to interstate system</p> <p>East end of the Park borders Route 104 which intersects with interstate 590 - 5 minutes drive</p>
<p>RAILWAY</p>	<p>17 miles of track within the Park, some buildings have direct rail service</p>
<p>AIRPORT</p>	<p>Rochester International Airport (ROC). 10 minutes drive from West end, 17 minutes from East end</p>
<p>PORT OF ROCHESTER</p>	<p>14 minutes to Port of Rochester (Lake Ontario)</p>
<p>PUBLIC TRANSPORTATION</p>	<p>Rochester Transit System (RTS) service to Lake Avenue (Route 1) and West Ridge Road (Routes 14 and 106)</p>



ELECTRIC SERVICE	125 megawatts firm capacity with backup inter-connections with the public utility <i>\$0.042 - \$0.062 per KWh variable cost</i>
STEAM	1,500,000 pounds per hours firm capacity from utility-grade boilers with emergency backup <i>LP Steam from \$11.42 MMBTU</i>
WATER	54 million gallons per day nominal capacity. Backup from public water systems <i>\$0.77 to \$0.97 per KGAL</i>
WASTE WATER TREATMENT AND SEWER	36 million gallons per day capacity with Title V / RCRA permitted multiple hearth incinerator <i>\$2.68 - \$2.95 per KGAL</i>
CHILLED WATER	60,000 tons installed capacity of tri-generation – nominal supply temperature 40°F
HIGH-PURITY WATER	300 gal/min firm capacity of reverse osmosis deionized water - minimum resistivity 2 megohms
DEMINERALIZED WATER	Treated process water using anion and cation exchangers with maximum conductivity of 4 micromhos
COMPRESSED AIR	47,000 standard cubic feet per minute installed capacity
NITROGEN	148,000 standard cubic feet per hour installed on-site plant capacity
NON-HAZARDOUS WASTE DISPOSAL	General trash, metal, plastic and corrugated service by Waste Management
HAZARDOUS WASTE DISPOSAL	Hazardous waste management supplied by Clean Harbors
NATURAL GAS	Available through R.E.D. and local suppliers

THEATER	1,968 seat theater
CONFERENCE CENTER	Multiple conference rooms with capacity from 8 to 200, projectors and conference phones available
RECREATION	13,070 square foot gymnasium
FITNESS CENTER	14,000 square foot, cardio and strength training, lockers and showers
DINING ROOM WITH KITCHEN	Seats 350 people. 7,190 sq. ft.
CAFETERIAS	Four full service cafeterias



ONSITE TECHNICAL SERVICES

ANALYTICAL SCIENCES	Chemical and Materials Characterization, Manufacturing Problem Solving, Research and Development Innovation, Reverse Engineering / Product Deformulation, Routine Analytical Testing
SPECIALTY CHEMICALS	Full service specialty and custom chemical manufacturer offering the flexibility of batch operations and expertise in process development, design for manufacturing and statistical process control
ROLL-TO-ROLL COATING AND TESTING SERVICES	Take your materials from laboratory bench to roll-to-roll manufacturing at any scale. Range of coating and testing capabilities to create your products and evaluate how they will perform

SITE SERVICES

CONSTRUCTION AND PROJECT MANAGEMENT	Improve construction approaches, hit project schedules, enhance communication, achieve higher quality of work and, perhaps most importantly, reduce costs
ENVIRONMENTAL, HEALTH AND SAFETY	Deep knowledge of regulations, strong relationships with regulatory agencies
COMMUNICATION SERVICES	KODAK Communication Services has a full-service team of designers, multimedia developers, writers and localization specialists who create innovative marketing materials and technical publications to meet unique challenges, opportunities, and budgets.
SECURITY AND SITE ACCESS	24X7 operation
FIRE AND EMERGENCY SERVICES	24X7 operation

MONROE COMMUNITY COLLEGE	Onsite Workforce Development Center opened May 2016 <i>Distance 0 miles. Main campus 9 miles.</i>
ROCHESTER INSTITUTE OF TECHNOLOGY (R.I.T.)	Recognized for its comprehensive preparation of graduates for today's workforce, particularly in important STEM fields—science, technology, engineering, and mathematics <i>Distance 9 miles</i>
UNIVERSITY OF ROCHESTER	One of the country's top-tier research universities <i>Distance 4.4 miles</i>
CORNELL UNIVERSITY	World renowned engineering, food & agricultural university <i>Distance 94 miles</i>



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