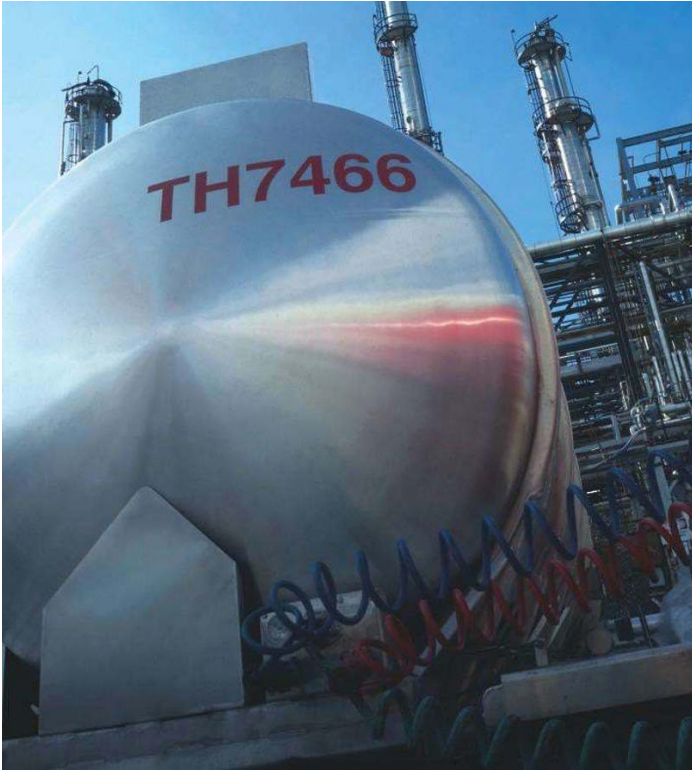




EASTMAN BUSINESS PARK ATTRIBUTES





PROPERTY OVERVIEW

Offering Summary

Site Control	Eastman Kodak Company
Common Area Maintenance	Eastman Kodak Company
Utilities	Provided by Recycled Energy Development (RED-Rochester)
Telecommunications	Several providers available onsite
Park Attributes – Acreage	1,200 acres total (~600 owned by Eastman Business Park, ~700 owned by others) ~200 acres available for development
Ideal Industrial Applications	Food processing, chemical processing, roll to roll manufacturing, and energy capture and storage Light manufacturing and industrial, distribution, office and laboratory space available
Research and Development	Multiple laboratory and office facilities, ideal for R&D applications
Zoning and Permissible Uses	16 million Ft ² of building space within EBP zoned for manufacturing, distribution, office and laboratories ~8 million Ft ² owned by Kodak Zoning permits required for new build
Real Estate Availability	Parcels available for purchase. Building space offered for lease or sale (availability may vary). Additional information below.



TRANSPORTATION ACCESS



Interstate

West end of the Park borders Route 390 with highway access to interstate system

East end of the Park borders Route 104 which intersects with Interstate 590 (5-minute drive)

Railway

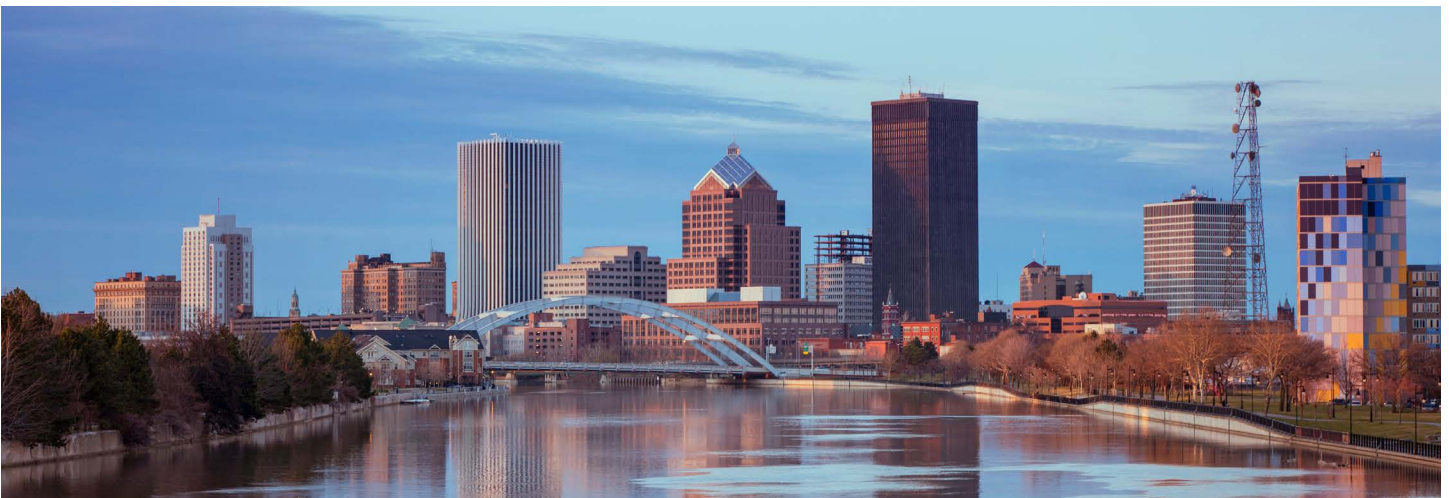
17 miles of track within the Park, some buildings have direct rail service

Airport

Frederick Douglass Greater Rochester International Airport (ROC). 15-minute drive

Public Transportation

Rochester Transit System (RTS) service to Lake Avenue (Route 1) and West Ridge Road (Routes 14 and 106)





REAL ESTATE

Buildings and Land Parcels

Parcels available for purchase. Building space offered for lease or sale (availability may vary). Available space includes manufacturing, distribution, storage, office and laboratories. Theater, dining and conference facilities available for rent.





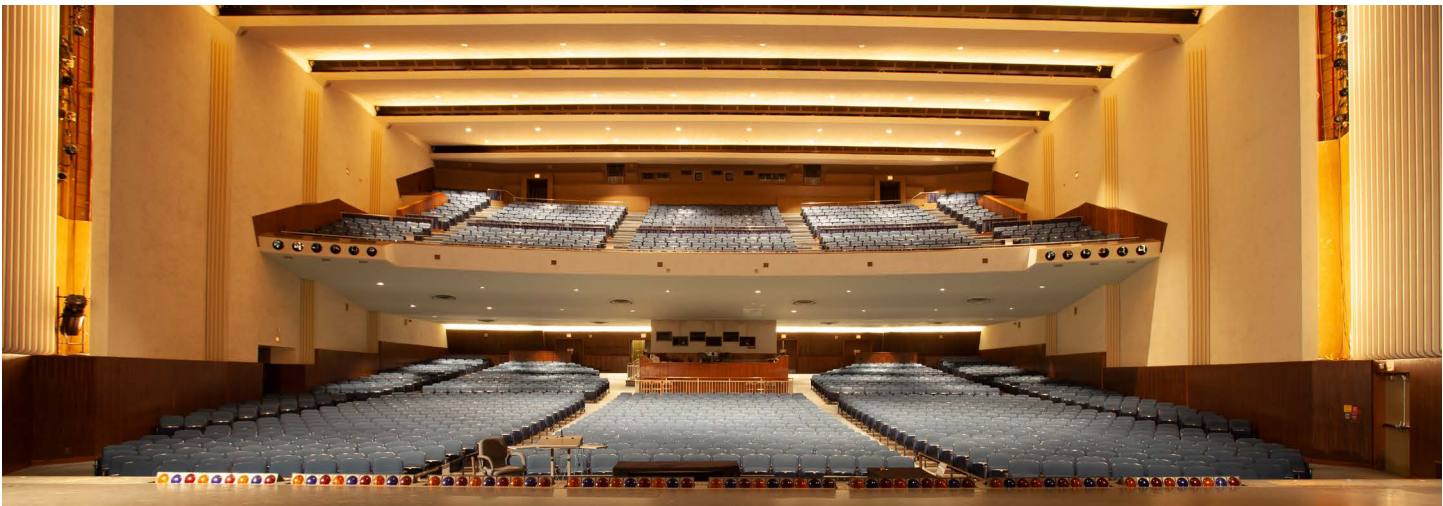
UTILITIES

Electric Service	127 Megawatts behind-the-meter on-site generation (4 locations) with 50+MW available
Grid	41 MW grid interconnect (3 interconnection points)
Steam	1,600 kpph with condensate return (5 primary boilers) with 800 kpph available
Water Storage	3.5mm and 12.5mm gallon (2 underground reservoirs)
Chilled Water	43,095 tons (8 locations) with 20,000 tons available
Demineralized Water	3,600 GPM (1 location) + Ultra High Purity Water: 400 GPM (1 location)
Compressed Air	44,000 SCFM (5 locations) with 22,000 SCFM available
Nitrogen	150,000 SCFH @ 99.999% (1 location with separate back- up vaporization station)
Waste Water Treatment and Sewer	36 million gallons per day of water intake on Lake Ontario and industrial wastewater treatment at King's Landing (54 MGD max) both with 50% availability



AMENITIES

Theater	1,968 seat theater
Conference Center	Multiple conference rooms with capacity from 8 to 200. Projectors and conference phones available
Fitness Center	14,000 Ft², cardio and strength training, lockers and showers
Dining Room with Kitchen	Seats 350 people 7,190 Ft²
Cafeterias	One full-service cafeteria





ONSITE TECHNICAL SERVICES

Analytical Sciences

Full spectrum analytical knowledge and capabilities support including Chemical and Materials Characterization, Manufacturing Problem Solving, Research and Development Innovation, Reverse Engineering / Product Deformulation and Routine Analytical Testing.

Specialty Chemicals

U.S.-based operation with decades of experience in custom synthesis and scale up to commercial manufacturing. Our facilities serve diverse markets and have a long, trusted history of providing scale to innovation, leveraging robust quality control systems that employ real-time monitoring and statistical process control tools to maintain the highest standards of quality.

Roll-to-Roll Coating and Testing Services

Kodak provides state-of-the-art pilot and production coating services to the battery and energy markets. Our extensive knowledge and experience in precise multilayer coating on thin substrates makes us an expert US manufacturer of electrodes, prime foils, fuel cell membranes, optical films and other complex films.





SITE SERVICES

Facility Maintenance Services

Kodak provides a comprehensive range of facility maintenance services to support tenant operations, all available on a chargeable basis. These services include electrical work, general mechanical repairs, janitorial services, pipe fitting, plumbing, and transloading and construction/project management, among others.

Environmental, Health and Safety

Deep knowledge of regulations and strong relationships with regulatory agencies

Security and Site Access

24x7 operation

Fire and Emergency Services

24x7 operation





NEARBY COLLEGES/ UNIVERSITIES

**Monroe Community College
(MCC)**

MCC offers various programs including Skilled Trades, Precision Tooling and Machining and Manufacturing Technology as well as Apprentice Training.

**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.

University of Rochester

One of the country's top-tier research universities.



Christine Carnevale, Real Estate and Facility Specialist

christine.carnevale@kodak.com

Inquiries: Eastmanbusinesspark.com