

GLEN CANAL VIEW BUSINESS PARK



MONTGOMERY COUNTY NEW YORK



- ✦ 300-ACRE MASTER PLANNED BUSINESS PARK
- ✦ LOCATED WITHIN NEW YORK STATE EMPIRE ZONE
- ✦ DESIGNATED AS A NEW YORK STATE BUILD NOW-NY SITE
- ✦ NEW YORK STATE SHOVEL READY CERTIFIED SITE
- ✦ DIRECT ACCESS TO NEW YORK STATE ROUTE 5S
- ✦ APPROX. 2 MILES TO NEW YORK STATE THRUWAY
- ✦ ALBANY INTERNATIONAL AIRPORT IS 40 MINUTES EAST



SPECIFICATIONS

Available Acres:	280+, multiple lots
Additional Acres Available:	Yes
Dimensions:	Varies, Rectangular
City/Town/Village:	Town of Glen
County:	Montgomery
County Population:	49,708
School Districts:	Fonda-Fultonville Central
MSA:	Albany/Schenectady/Troy
MSA Population:	875,583
Test Borings:	Yes
General Topography:	Flat, Slightly Sloping
Zoning:	No (on site covenants)
Nearest Highway/Distance:	Frontage on NYS Route 5S
Nearest Expressway:	NYS Thruway (I-90)
Distance to Interchange:	Approximately 2 Miles
Nearest Commercial Airport:	Albany International (40 Minutes)
Nearest General Aviation:	Fulton County Airport (7 Miles)

Fire Protection Provider:	Fultonville Volunteer
Nearest Station:	1 Mile
Police Protection Provider:	Montgomery County Sheriff New York State Police
Nearest Station:	Each Within ½ Mile
Rescue Squad Provider:	Volunteer Corp.
Nearest Station:	2 Miles
Electricity Supplier:	Niagara Mohawk
Line Size -kVa:	13.2 KV 750 mcm cable- 3 Phase (On Site)
Natural Gas Supplier:	Niagara Mohawk Gas
Line Size:	Mixture of 4" & 6"
Pressure:	25 lbs. (On Site)
Water Supplier:	Town of Glen
Line Size:	12" (On Site)
Sewer Supplier:	Town of Glen
Line Size:	8" (On Site)

Local Neighbors: B&B Lumber, Randall Implement Company, Inc., Canary K C-Fultonville, Inc., New York State Police, Montgomery County Sheriff's Department, New York State Dept. of Transportation



**Montgomery County
Business Development Center**

Old County Courthouse, Park Street
P.O. Box 1500, Fonda, New York 12068

Phone: 518.853.8334

Fax: 518.853.8336

Email: myevoli@co.montgomery.ny.us

Web: www.co.montgomery.ny.us/economicdevelopment

Michael J. Yevoli, Administrative Director

Welcome!
AMSTERDAM-FLORIDA-GLEN
Empire Zone

- Wage Tax Credit
- Investment Tax Credit
- Employment Incentive Credit
- Zone Capital Credit
- Sales Tax Refund
- Real Property Tax Credit
- Tax Reduction Credit
- Sales Tax Exemption

www.amsterdamedz.com



Montgomery County
Industrial Development Agency

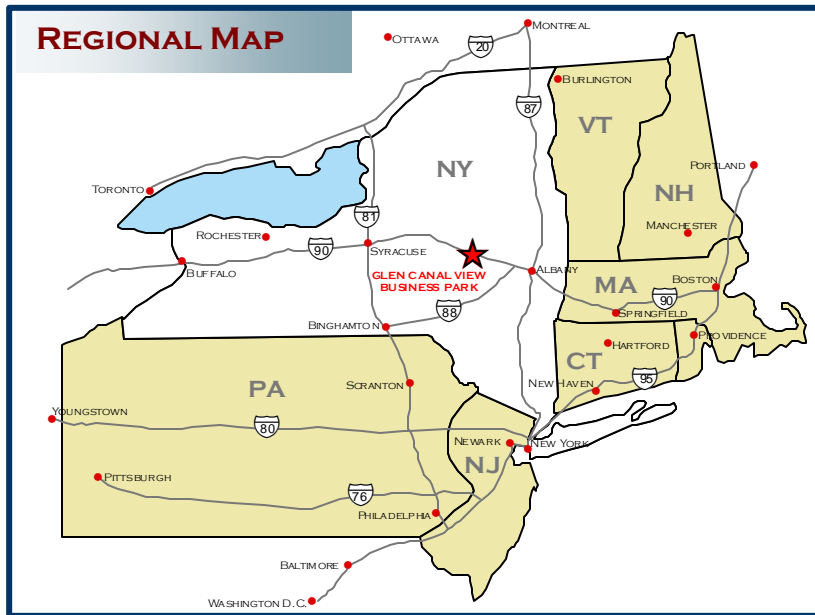
Your Northeast Connection

- Taxable/Tax Exempt Industrial Development Bonds
- Incentive Packages
- Direct Revolving Loan Fund Financing
- Tax Abatement Program



Montgomery County Business
Development Center

- Montgomery County Economic Dev. Program
- Financial Packaging
- Grant Writing and Administration
- Real Estate Development



MONTGOMERY COUNTY QUICK FACTS

- Major Market Access
- Rural Location in an Urban Region
- Excellent Transportation Infrastructure
- Close Proximity to-
 - NYC, Boston, Montreal, Philadelphia, Washington DC
 - 132 Million people with total personal income of \$1.7 trillion
 - 48% of all US and Canadian retail sales
 - 53% of all US and Canadian wholesale receipts
- 1+ Million Population Base Within 60 Miles
- Minutes From the Capital District
- Average County Housing Sale Price- \$52,937
- Six 4-Year Colleges Within an Hour's Drive
- Four Community Colleges Within 30 Miles
- Workforce Within 30 Miles- 139,000+
- Jobseekers Within 30 Miles- 24,700
- Out Commutation- 7,446

Montgomery County

In the Tech Valley...

Live

Work

Play

...For all the Valley
has to offer, contact
us.