

Florida Business Park Extension

Montgomery County New York



- ↖ 130-Acre Business Park
- ↖ Located Within New York State Empire Zone
- ↖ Direct Access to New York State Route 5S
- ↖ Approx. 1 Mile to New York State Thruway
- ↖ Albany International Airport is 26 Miles East
- ↖ Adjacent to 500-Acre Florida Business Park



SPECIFICATIONS

Available Acres:	130
Additional Acres Available:	Yes
Dimensions:	Varies, Rectangular
City/Town/Village:	Town of Florida
County:	Montgomery
County Population:	49,708
School Districts:	Greater Amsterdam
Adjacent MSA:	Albany/Schenectady/Troy
MSA Population:	875,583
Test Borings:	Yes
General Topography:	Flat, Slightly Sloping
Zoning:	Industrial Business Park
Nearest Highway/Distance:	Frontage on NYS Route 5S
Nearest Expressway:	NYS Thruway (I-90)
Distance to Interchange:	Approximately 1 Mile
Nearest Commercial Airport:	Albany International (35 Minutes)
Nearest General Aviation:	Fulton County Airport (10 Miles)

Fire Protection Provider:	Town of Florida Fort Hunter Volunteer
Nearest Station:	1 Miles
Police Protection Provider:	Montgomery County Sheriff New York State Police
Nearest Station:	Each Within 5 Miles
Rescue Squad Provider:	Volunteer Corp.
Nearest Station:	1 Miles
Electricity Supplier:	National Grid
Line Size -kVa:	13.2 kV
Natural Gas Supplier:	National Grid
Line Size:	4" & 2"
Pressure:	45 lbs & 60 lbs
Water Supplier:	City of Amsterdam
Line Size:	10"
Sewer Supplier:	City of Amsterdam
Line Size:	8"

Local Neighbors: Target Corporation (Regional Distribution Center), Hero Group, Inc./Beech Nut Corporate Headquarters, Amsterdam Truck Center Inc., Alpin Haus, Camping World



Montgomery County
Business Development Center

Montgomery County Industrial Development Agency &
Department of Economic Development & Planning

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

Phone: 518.853.8334

Fax: 518.853.8336

Email: krose@co.montgomery.ny.us

Web: www.mcida.org

Kenneth F. Rose, Administrative Director

Welcome!
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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

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 **Montgomery County Business Development Center**

- Taxable/Tax Exempt Industrial Development Bonds
- Incentive Packages
- Direct Revolving Loan Fund Financing
- Tax Abatement Program
- 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- \$116,372
- 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

Your Gateway to Success!

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