

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 Built 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
Adjacent 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 1/2 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: Randall Implement Company, Inc., Canary K C-Fultonville, Inc., New York State Police, Montgomery County Sheriff's Department, New York State Dept. of Transportation American Ornamental, Inc.



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: krose@co.montgomery.ny.us

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

Kenneth F. Rose, 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

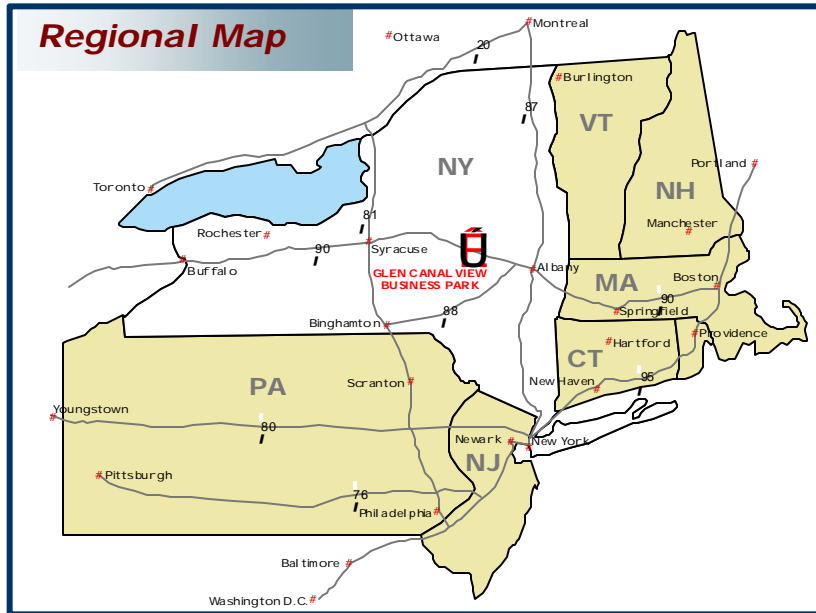
The Northeast Connection

- 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- \$82,235
- 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!**

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