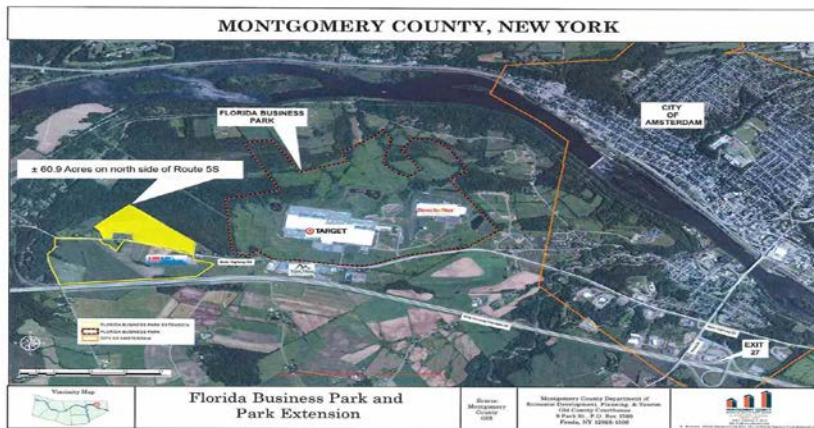


# Florida Business Park Extension

- ✓ 212-Acre Business Park
- ✓ Foreign Trade Zone #121 Magnet Site
- ✓ Direct Access to New York State Route 55
- ✓ Approximately 1 Mile to New York State Thruway
- ✓ Albany International Airport is 26 Miles East
- ✓ Adjacent to 600-Acre Florida Business Park



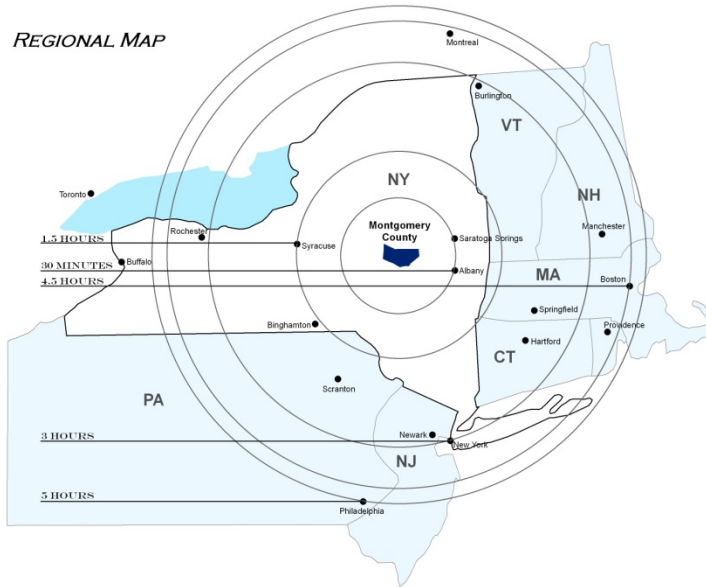
## Specifications

<b>Available Acres:</b>	67	<b>Fire Protection Provider:</b>	Town of Florida
<b>Additional Acres Available:</b>	Yes	<b>Nearest Station:</b>	Fort Hunter Volunteer
<b>Dimensions:</b>	Varies, Rectangular	<b>Police Protection Provider:</b>	Each within 1 Mile
<b>City/ Town/ Village:</b>	Town of Florida		Montgomery County
<b>County:</b>	Montgomery		New York State Police
<b>County Population:</b>	50,219	<b>Nearest Station:</b>	Each within 5 Miles
<b>School District:</b>	Greater Amsterdam	<b>Rescue Squad Provider:</b>	GAVAC, Florida, Fort Hunter
	Fonda-Fultonville	<b>Nearest Station:</b>	2 Miles
<b>Adjacent MSA:</b>	Albany/Schenectady/ Troy	<b>Electricity Supplier:</b>	National Grid
<b>MSA Population:</b>	870,716	<b>Line Size - kVa:</b>	13.2 kV
<b>Test Borings:</b>	Yes	<b>Natural Gas Supplier:</b>	National Grid
<b>General Topography:</b>	Flat, Slightly Sloping	<b>Line Size:</b>	Mixture of 6"
<b>Zoning:</b>	Industrial Business Park	<b>Pressure:</b>	45 lbs. & 60 lbs. (On Site)
<b>Nearest Highway/ Distance:</b>	Frontage on NYS Route 55	<b>Water Supplier:</b>	City of Amsterdam
<b>Nearest Expressway:</b>	NYS Thruway (I-90)	<b>Line Size:</b>	10" (On Site)
<b>Distance to Interchange:</b>	Approximately 1.5 miles (Exit 27)	<b>Sewer Supplier:</b>	City of Amsterdam
<b>Nearest Commercial Airport:</b>	Albany International	<b>Line Size:</b>	8" (On Site)
	(35 Minutes)	<b>Local Neighbors:</b>	Target Corporation (Regional Distribution Center), Beech Nut Headquarters, Dollar General (Regional Distribution Center), Amsterdam Truck Center Inc., Alpin Haus, Hill and Markes Inc., Lott Holdings
<b>Nearest General Aviation:</b>	Fulton County Airport		
	(10 Miles)		

For details, please visit [www.mcbdc.org](http://www.mcbdc.org) or call 518.853.8334, Kenneth F. Rose, Director  
 Montgomery County Business Development Center P.O. Box 1500, Fonda, NY 12068  
 #DEVELOPINGSTRONGER

## Montgomery County Business Development Center

REGIONAL MAP



- ✓ Taxable/Tax Exempt Industrial Development Bonds
- ✓ Incentive Packages
- ✓ Direct Revolving Loan Fund Financing
- ✓ Tax Abatement Programs
- ✓ 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, Hartford
  - Over 56 Million people with total personal income of \$3 trillion
  - 18% of all US and Canadian retail sales
  - 22% of all US and Canadian wholesale receipts
- 1+ Million Population Base Within 60 Miles
- Minutes From the Capital District
- Six 4-Year Colleges Within an Hour's Drive
- Four Community Colleges Within 30 Miles
- GLOBAL FOUNDRIES and Luther Forest Technology Campus within 30 min. drive



**MONTGOMERY  
COUNTY**  
BUSINESS DEVELOPMENT CENTER  
*Made of Something Stronger*

**BUILD-CONNECT-GROW-LIVE**  
**Shovel-ready or Wired and running.**  
**We have the space you need.**

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