

Glen Canal View Business Park

- ✓ 300-Acre Master Planned Business Park
- ✓ 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
- ✓ Approximately 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:	50,219
School District:	Fonda-Fultonville Central
Adjacent MSA:	Albany/Schenectady/ Troy
MSA Population:	870,716
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 2 miles (Exit 28)
Nearest Commercial Airport:	Albany International (40 Minutes)
Nearest General Aviation:	Fulton County Airport (7 Miles)

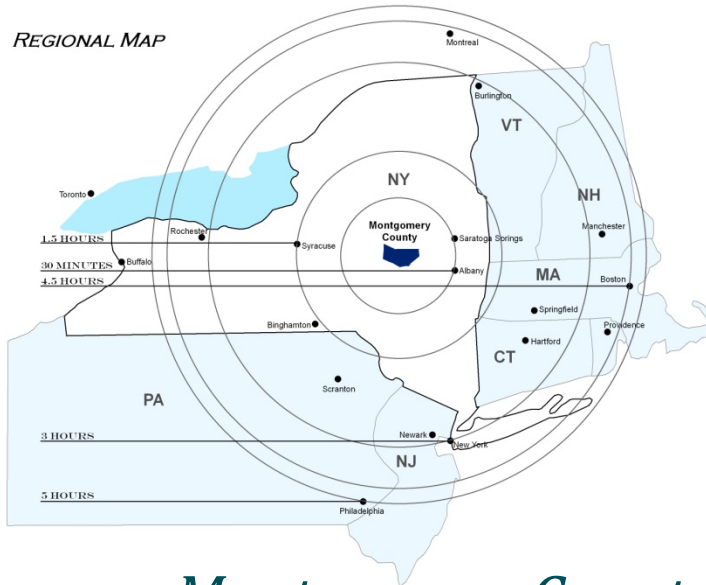
Fire Protection Provider:	Fultonville Volunteer
Nearest Station:	Within 1 Mile
Police Protection Provider:	Montgomery County New York State Police
	Each within ½ Mile
Nearest Station:	Volunteer Corp.
Rescue Squad Provider:	2 Miles
Nearest Station:	National Grid
Electricity Supplier:	13.2 kV 750 mcm cables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

Local Neighbors: DAIM Logistics, Inc., L&S Veneer, Inc., Randall Implement Company, Inc., Canary KC – Fultonville, Inc., New York State Police, Montgomery County Sheriff's Department, New York State Department of Transportation

For details, please visit 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 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, 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
- Average County Housing Sale Price- \$116,372
- Six 4-Year Colleges Within an Hour's Drive
- Four Community Colleges Within 30 Miles
- GLOBALFOUNDRIES and Luther Forest Technology Campus within 40 min. drive



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COUNTY NY

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