



## VILLAGE OF GREEN ISLAND

The Village of Green Island Empire Zone includes 189.5 acres of industrial zoned property. The property is located at the confluence of the historic Mohawk and Hudson Rivers. River frontage is available and a portion of the property has never been developed. Green Island was once home to thousands of industrial and manufacturing jobs and is a community that is undergoing a business-oriented renaissance. Green Island has a municipal power authority that has abundant electricity available at rates that are significantly lower than local independent operating utilities. This clearly gives Green Island based businesses a competitive edge in the marketplace.

### Site Information

Location	Interstate 787 North, Green Island, New York
Acres in EZ	189.5
Available acreage	<a href="#">Click here for a complete listing</a>
Available Buildings (for lease or sale)	<a href="#">Click here for a complete listing</a>
Existing Businesses	Research and development, automotive part manufacturing
Previous Business Activities	Former Ford Motor plant and other manufacturing uses
Topography	90% Level, 10% moderately sloped
Electric	Green Island Power Authority
Natural Gas	Niagara Mohawk Power Corporation
Rail	CSX
Water/Sewer	Municipal water and sewer; storm drainage system and basins
Telecommunication	T-1 line and fiber line provided by Verizon
Zoning	Industrial
Distance to highway	Adjacent to NYS Interstate 787
Distance to airport	Approximately 7 miles
Distance to Universities	Within 15 minutes of University of Albany, Siena, RPI, Hudson Valley Community College, Russell Sage, Union College and Saint Rose
Incentives	Empire Zone, Energy costs significantly below market rates through the Green Island Power Authority, County and Village IDA incentives
Additional	Waterfront access, over \$3 million to be invested in local infrastructure and construction and improvements