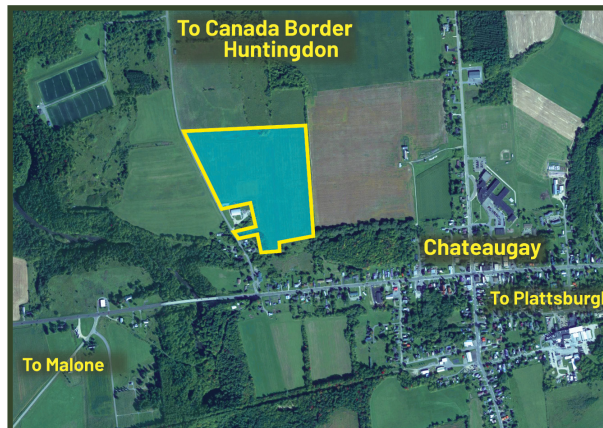
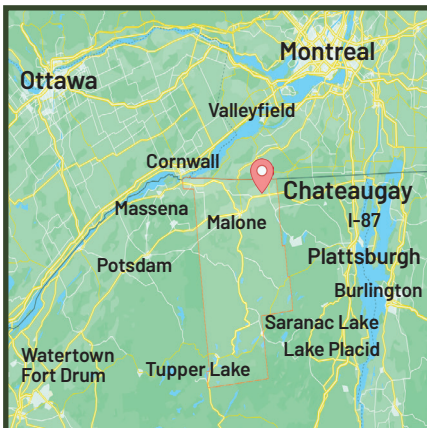


AVAILABLE INDUSTRIAL PARK PROPERTY: CHATEAUGAY, NY

46 ACRES OF AVAILABLE SHOVEL-READY LAND FOR DEVELOPMENT

This park offers economical land and access to US markets only minutes south of the US-Canada border. Located five miles from a border crossing and just off east-west route US-11, it is within an hour of access to significant industry centers, rail, airports and interstate highways on both sides of the border including easy access to Huntingdon, Valleyfield, Montreal, Champlain and Plattsburgh/I-87.

The park is has access to village water and sewer, three-phase electrical capacity, natural gas, fiber internet and potential adjacent land for expansion. Benefits available may include discounted power through NYSEG, payment-in-lieu-of-taxes (PILOT) agreements, sales & use tax exemptions, property tax abatement, mortgage recording tax exemption and the issuance of bonds. Projects may also be eligible for Empire State Development grant funds.



Distance from Key Centers:

Canada/US Border » 5 mi/10 km/8 min

Canada:

- › Huntingdon, QC » 14 mi/22 km/30 min
- › Sal.-de-Valleyfield, QC » 28 mi/45 km/40 min
- › Montreal, QC » 57 mi/90 km/1.25 hrs
- › Cornwall » 38 mi/60 km/50 mins
- › Ottawa, ON » 100 mi/162 km/2 hrs

United States:

- › Champlain/I-87 » 35 mi/56 km/40 min
- › Plattsburgh/I-87 » 38 mi/62 km/45 min
- › Albany » 200 mi/322 km/3.25 hrs
- › Syracuse » 190 mi/310 km/3.5 hrs
- › New York City » 350 mi/560 km/5.75 hrs

Property Information:

Current Owner: County of Franklin IDA

Location: 25 Chasm Rd, Chateaugay, NY 12920

- › 44°55'49.9"N 74°05'31.3"W
- › [Google Maps Link](#)
- › County: Franklin
- › Town: Town of Chateaugay
- › Municipality: Village of Chateaugay

Parcel Information:

- › Parcel/Tax ID/SBL: 60.12-1-1.200
- › [Franklin County Real Property/GIS Link](#)
- › Click box for public access, search for TaxID/SBL above.

Land Information:

- › Acreage: 46.66 acres
- › Zoning: No municipal zoning
- › Suitable Use: Industrial/commercial
- › Flat topography
- › Property is divisible

Property Contact Information:

Contact: Jeremy Evans, CEO, CFIDA

- › 518-483-9472
- › jeremy@adirondackfrontier.com

Utilities and Services:

Water: Village of Chateaugay water system

- › Water pressure @ 60 psi, 300,000 GPO

Sewer: Village of Chateaugay sewer system

- › 14" line, 850,000 GPO

Electric: New York State Electric & Gas (NYSEG)

- › Three-phase, 34.5 kV primary with excess capacity
- › Will need to be stepped down to 480 volts for utilization. NYSEG will assist to accomplish and may have economic development funds.
- › Substation 1.0 miles from the site and a redundant station 3.0 miles from the site
- › Opportunities for renewable energy projects/sources in area

Natural Gas: Liberty Utilities

Internet: Spectrum/Charter

- › Cable, up to 1 Gbps, fiber may be available

Regional Amenities and Services:

Economic Development Support:

- › Franklin County Economic Development Corp./IDA
- › Local incentives including financing, payment-in-lieu-of-taxes (PILOT), sales & use tax exemptions, property tax abatement, mortgage recording tax exemption and the issuance of bonds
- › General area knowledge, strategy and perspective
- › 518-483-9472
- › adirondackfrontier.com
- › North Country Chamber of Commerce
- › Canada-US trade support, industry connections
- › 518-563-1000
- › <https://www.nymtl.com>
- › Empire State Development
- › NYS incentives and site-selection support
- › Erin Hynes: erin.hynes@esd.ny.gov
- › 518-561-5642

Regional Workforce/College Information:

- › <https://www.nymtl.com/workforce-training>