



Schuyler Business Park FACT SHEET



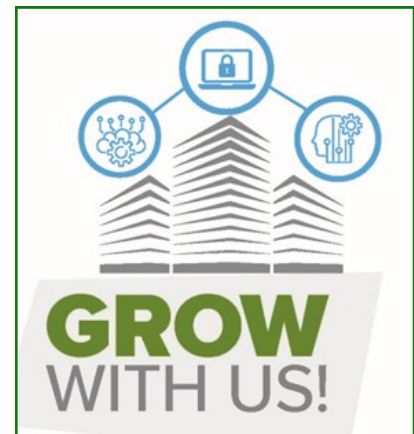
Schuyler, NY

Property Details:

- 188 acre site, 8,235,506 square feet
- 165 acres can be used for development
- Site sits on generally level terrain
- Zoned for **planned development**
- 3-phase power at site and natural gas through National Grid
- Water at the curb, provided by Mohawk Valley Water Authority
- Fiber Optic Level 3 Communications / TelCove

Location:

- Located in the heart of New York State
- NYS Thruway visibility
- 12 mile / 10 minute drive to NYS Thruway (I-90)
- Access road to State Route 5 supports tractor-trailer traffic
- Not prone to natural disasters i.e. hurricanes, tornados, floods.
- Site zoned for **planned development** to accommodate manufacturing, warehouse, and distribution
- Not located in a flood zone



Metro Commute:

- 0:15 to Utica
- 0:30 to Rome
- 0:55 to Syracuse
- 1:00 to Albany

Nearest Airports:

- 0:25 to Rome (RME)
- 1:05 to Syracuse (SYR)
- 1:05 to Albany (ALB)



For more information on this outstanding opportunity:
 Contact: John J. Piseck, Jr., Executive Director
 Office: (315) 866-3000 Cell: (315) 868-4928
 Email: jpiseck@herkimercountyida.org



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Incentives Available:

- Herkimer County IDA PILOT **tax abatement**
- Mortgage recording **tax exemption**
- NYS Thruway **visibility**
 - Potential clients and travelers can overlook the site
- Topography of the site
- Relatively **flat surface** currently used for organic corn farming
- **Sales Tax Exemption**
- With the support of the **Town of Schuyler** and **Frankfort-Schuyler School District**, **Herkimer County** has provided assistance to support infrastructure development of almost a **million dollars**.
- Over 700 work -ready community members hungry for new employment opportunities

Ideal For:

- Large distribution center
- Multiple facilities spread across the entire property



Overhead View of the Property

To Assist With Your Due Diligence:

- ALTA Survey has been developed
- Topographic Survey has been completed
- Limited Transportation Study completed
- Geotechnical Investigation completed
- Environmental Resources, Critical Habitat, and Threatened & Endangered Species evaluation completed
- Soils Investigation & Percolation Testing for on-site wastewater treatment completed
- Phase I Environmental Site Assessment completed
- Wetlands Evaluation
- Cultural & Historic Resources Review
- High-Definition Drone Imagery and Digital Terrain Model
- Evaluation of utility capacity and fiber connectivity
- Conceptual Site Plan Alternatives
- Marketing Materials & Web interface
- Access road construction started November 2020



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