



**Tech Valley  
out the front door.**

# QUEENSBURY

BUSINESS PARK

developed by



**Peace and  
quiet out back.**



*Located on the northern edge of Tech Valley's leading research, educational, and business hub lies Queensbury Business Park. With an unparalleled quality of life in surrounding Warren County, the 56-acre Park is strategically located near key highways and airports, and is within 200 miles of New York City, Boston, and Montreal.*

## The advantages of Tech Valley with the comforts of home

Lots at Queensbury Business Park range from

2 to 9 acres (and can be combined for

larger facilities), with a park road and

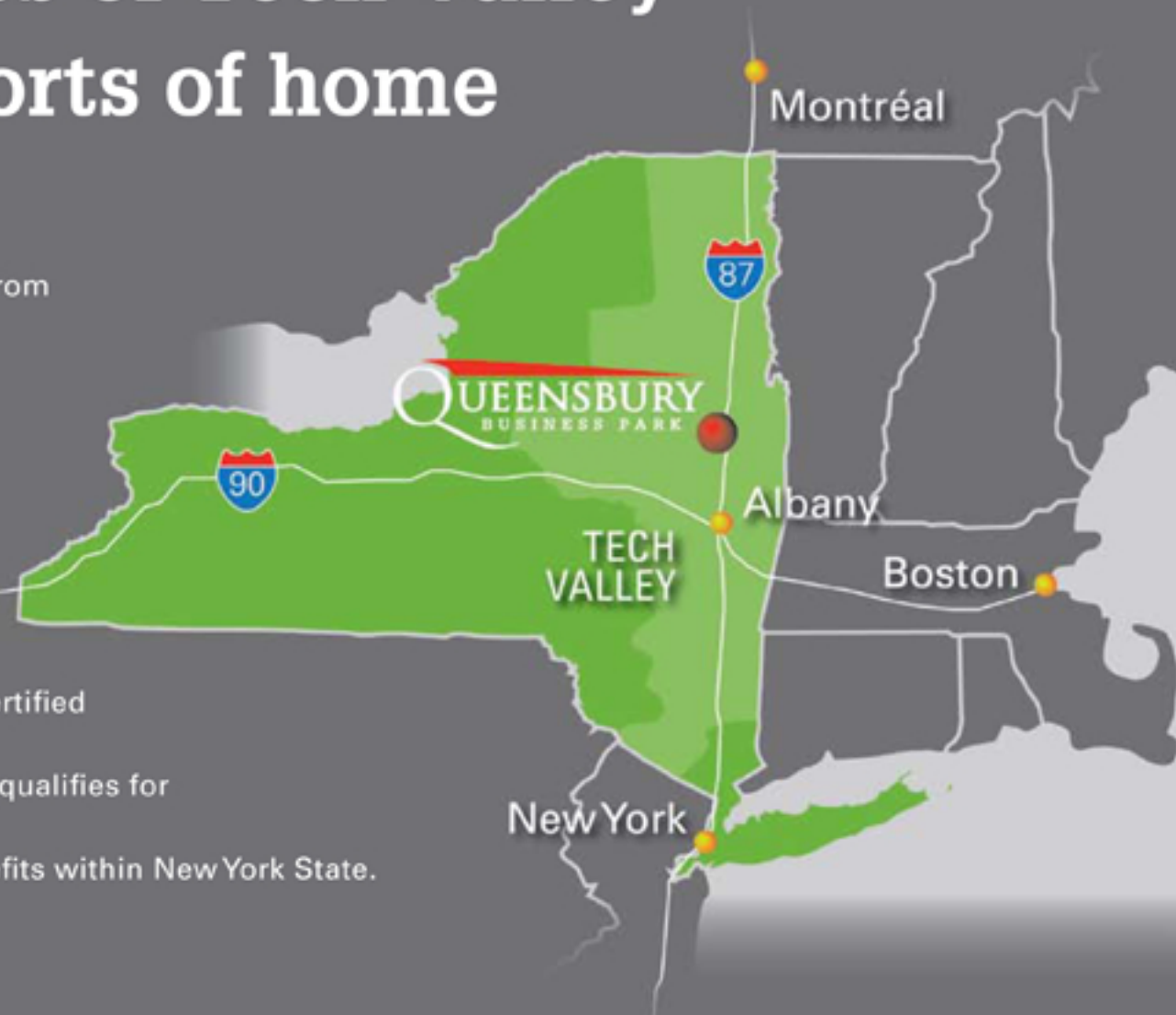
infrastructure elements already in place.

The Park is suitable for high-tech, R&D,

production, and light manufacturing. A certified

NYS-Shovel Ready location, the Park also qualifies for

Foreign Trade Zone and Empire Zone benefits within New York State.



## SHOVEL-READY SITES AVAILABLE FOR SALE OR BUILD TO SUIT

- Lots from 2 to 9 acres for manufacturing, production, tech/R&D
- Park road with infrastructure already complete: water, sewer, gas, electric, telecom
- Empire Zone benefits
- Adjoins National Grid substation
- Two miles to Warren County Airport

# QUEENSBURY BUSINESS PARK

developed by **EDC**  
Warren County, NY

WWW.EDCWC.ORG

## STRATEGIC BUSINESS ADVANTAGES OF WARREN COUNTY, NEW YORK

- 25% of U.S. and Canadian markets are within a 500 mile radius
- Strategic location along I-87, north of major I-90 intersection
- Access to experienced, trained, motivated workforce
- Home to rapidly growing Glens Falls-area biomedical device cluster
- 60 minutes to Albany NanoTech (home to IBM, Sematech, Tokyo Electron and others); 30 minutes to Luther Forest Technology Park/AMD
- Proximity to GE Global Research and research facilities at RPI, Albany Medical College, U. Albany East Campus, and other educational institutions
- Affordably priced and varied housing, excellent primary and secondary education
- Outstanding four-season lifestyle with recreational and cultural activities usually found only in larger metropolitan communities

### QUEENSBURY BUSINESS PARK Physical Attributes

Acres 56 total, 41 available	School District Queensbury
Town Queensbury	Zoning LI - Light Industrial
County Warren County, NY	Topography Flat/Open
MSA Glens Falls	Fire Protection Queensbury South, 1/4 mile away
MSA Population 128,000	

### TRANSPORTATION INFRASTRUCTURE

#### GROUND TRANSPORT

Adjacent Road Queensbury Avenue  
Nearest Interstate Highway I-87 Northway  
5 miles to both Exit 18 and 19

#### AIR

Nearest Commercial Airport Albany International (55 miles)  
Nearest General Aviation Floyd Bennett Memorial/Warren County Airport (2 miles)  
Private aviation and corporate jet capacity with hangars

### UTILITIES

#### ELECTRICITY

Supplier National Grid, 13.2 kVA  
Nearest substation Park immediately adjoins substation

#### NATURAL GAS

Supplier National Grid  
Line Size 6 inch and 4 inch inside park

#### WATER

Supplier Municipal  
Line Size 12 inch main; 8 inch inside park  
Distance to site Adjacent

#### SEWER

Supplier Municipal  
Line Size 8 inch inside park  
Distance to site Adjacent

#### TELECOM

Suppliers Verizon, Time Warner Cable, Time Warner Telecom  
Line type Fiber, Copper



### CONTACT

Tel: 518.761.6007  
Fax: 518.761.9053  
info@edcwc.org  
www.edcwc.org

**EDC**  
Warren County, NY



# QUEENSBURY BUSINESS PARK

## ABOUT WARREN COUNTY

Warren County is already home to a rapidly-expanding biomedical device cluster, including AngioDynamics, C.R. Bard, and Navilyst Medical. For over 200 years, the area has had a distinguished history of innovation, supporting leaders in wood/paper, minerals, finance/banking, insurance, media listings, and medical device manufacturing. Affordably priced housing, excellent educational resources, and abundant recreation and cultural sites create an exceptional quality of life in all four seasons of the year.

## CONTACT

Tel: 518.761.6007  
Fax: 518.761.9053  
info@edcwc.org  
www.edcwc.org



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