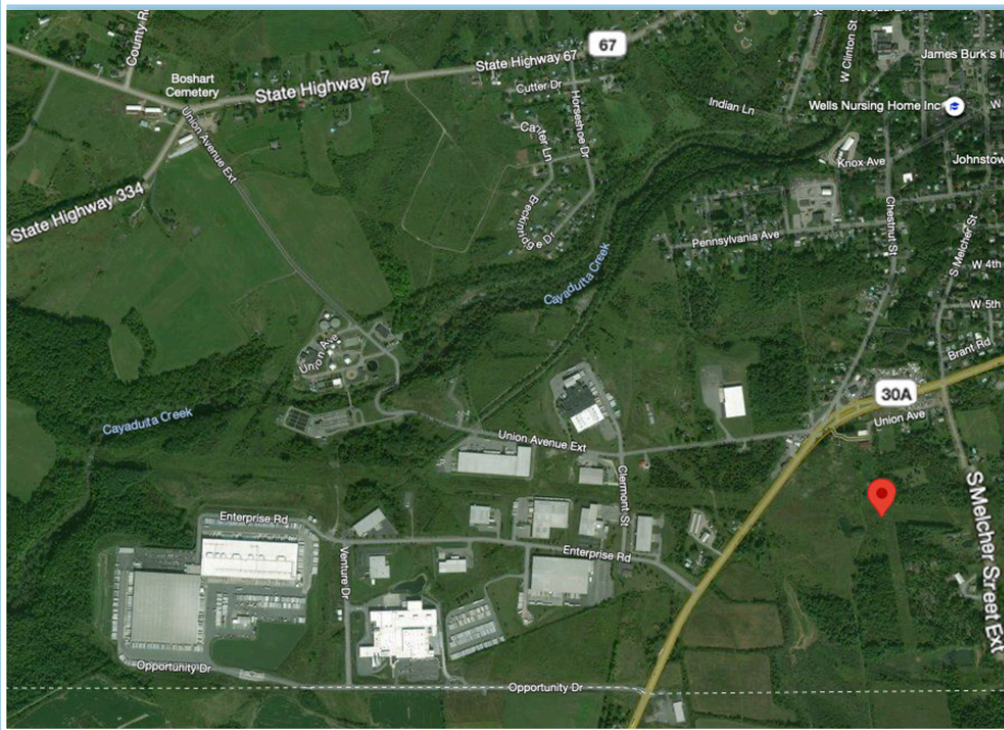


JOHNSTOWN COMMERCE PARK

State Highway 30A, Johnstown, N.Y.

Parcel #174.-2-64



Price Negotiable

The site is being developed by the Fulton County Center for Regional Growth in partnership with Fulton County and IDA, Federal Funding Agencies and New York State.

*Contact:
Ronald Peters, Pres. & CEO
Fulton County Center
for Regional Growth
518-725-7700
ronp@fccrg.org*

FULTON COUNTY PROXIMITY TO:

Albany Intl. Airport: 49 minutes/43 miles

Syracuse Airport: 1.75 hours/112 miles

NYS Rte 90: 27 minutes/18 miles

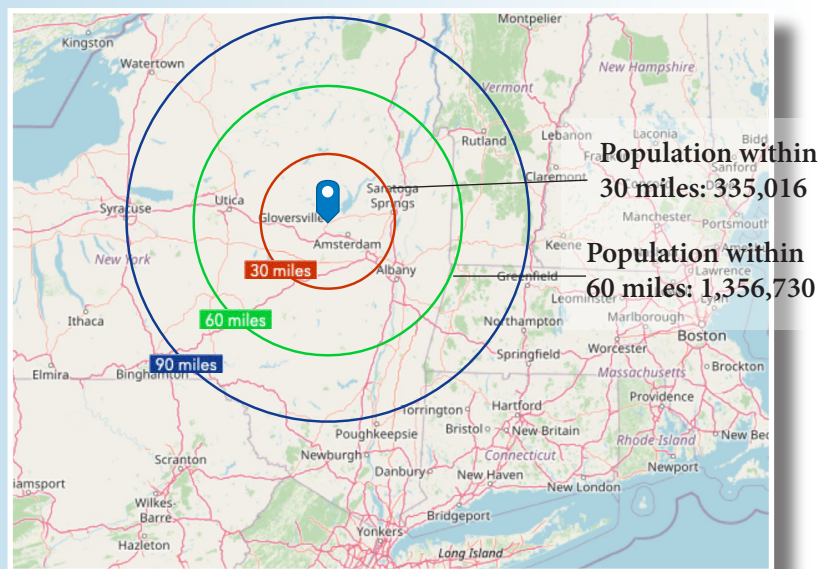
NYS Rte 87 (Exit 15): 55 minutes/34 miles

Amtrak: 17 minutes/10 miles (Amsterdam);
1 hour/48 miles (Rensselaer)

Port of Albany: 1 hour/47 miles

New York City: 3.5 hours/194 miles

Boston: 4.5 hours/248 miles



MIXED-USE - R&D - COMMERCIAL - SUPPLY CHAIN - LOGISTICS

FULTON COUNTY CRG - JOHNSTOWN COMMERCE PARK, JOHNSTOWN N.Y.

| | |
|--------------------------------|---|
| SITE READINESS: | Time to Market: 12-24 Months Zoning: Manufacturing I SEQRA: Project Specific/Not Complete GEIS: Recommended Key Step |
| SCALE OF DEVELOPMENT: | 77+Acres/Large Scale Possible |
| INFRASTRUCTURE: | <i>Water:</i> Public/City of Johnstown/Agreement in Place Capacity: 10.5 GPD Expandable <i>Sewer:</i> Public/City of Johnstown/Agreement in Place Capacity: 10 GPD Expandable <i>Electric (National Grid):</i> 115 kV-Transmission; Capacity: Unknown/Contact National Grid <i>Natural Gas (National Grid):</i> Pressure: Unknown/Contact National Grid Line Size: Unknown/Contact National Grid <i>Broadband:</i> Type: FirstLight Fiber; Speed: 100 x 10 MBps/Minimum |
| TRANSPORTATION: | Good Highway Access |
| TOPOGRAPHY: | Manageable Slopes/Grades |
| HISTORICAL/ARCHEOLOGY: | Relatively Clean |
| ENDANGERED SPECIES: | No Apparent Endangered Habitat |
| ENVIRONMENTAL/WETLANDS: | Not Complete |
| STORMWATER: | Project Specific/To Be Designed |
| INCENTIVES: | Project Specific, including: Potential Relief on Property, Sales and Mortgage Taxes; NYS and Utility Grants for Job Creation, Site Infrastructure Support, Reduced Power Cost and Workforce Development, Tax Credits and Training Partnerships |
| TALENT PIPELINE: | Over 1.5 M Regional Population 48 Regional Colleges and Universities Talented, Trained and Innovative Workforce Regional Development initiatives: - STEM Intensive Industries/Manufacturing - Craft Food Manufacturing/Processing and Systems - Life Sciences, Weather and Climate Ecosystem - FMCC Job Readiness Program - R & D Connections to Capital Region - Clean Technologies, Energy and Sustainability - Center of NYS Route 90 Technology Corridor -Supply Chain Development |

NEXT STEPS:

1. Explore/negotiate infrastructure options
2. Negotiate site control
3. Conduct GEIS full-buildout plan
4. Complete SEQRA approvals for GEIS plan
5. Design/extend infrastructure to the site

MARKETING SPONSORED BY:

