

# Business-Friendly ENVIRONMENT

## Tech Valley North

Locating your enterprise at Tech Meadows puts your products and services within hours of most major northeastern markets, including Montreal, Boston, and New York City. Perfectly positioned in the foothills of the Adirondack Mountains, Glens Falls offers that rare combination of unsurpassed scenic beauty and an unparalleled quality of life in a business-friendly environment. Tech Meadows is located directly on New York State's Tech Valley Corridor.

### BY HIGHWAY

Tech Meadows is ½ mile from I-87, Exit 18.

### BY AIR

Albany International Airport (44 miles)  
Floyd Bennett Memorial Airport (4 miles)

### BY RAIL

Amtrak stations in Saratoga (18 miles) and Albany-Rensselaer (53 miles)

### BY SEA

Port of Albany (55 miles)  
New York – New Jersey Port (215 miles)

Our business-friendly environment offers an outstanding opportunity for high-tech companies in search of proximity to Tech Valley and access to a well-educated and highly motivated workforce. Our New York State Shovel Ready Certification means we are ready to do business now, saving you valuable time and development costs.



## Economy

The Greater Glens Falls Local Development Corporation and its economic development associates are committed to partnering with businesses to increase jobs. The Glens Falls MSA has enjoyed steady growth in recent years, earning a top-50 spot on the Milken Institute's Best Performing Cities Index. Forbes ranks the city 85th in its listing of Best Small Places for Business. And, since Tech Meadows is located in a designated Empire Zone, your business could qualify for significant tax credits and benefits, including property tax refunds, wage-based tax credits, and state sales tax exemptions.

Glens Falls-Queensbury is home to a world-renowned medical device cluster, which has attracted industry leaders Boston Scientific, CR Bard, and AngioDynamics. These pioneers are leading the shift away from traditional manufacturing to high-technology businesses and support services. Other key sectors, such as health care, finance, and tourism continue to sustain economic growth and investment. When you choose to locate in Tech Meadows, you will join a diversified field of companies that are committed to keeping our area business and family friendly.





Albany NanoTech

Center for Advanced Automation Technologies and Systems,  
Rensselaer Polytechnic Institute

Center for Advanced Interconnect Systems Technologies,  
Rensselaer Polytechnic Institute

Center for Advanced Technology in Nanomaterials and  
Nanoelectronics, University at Albany

Center for Construction Trades Training

Center for Integrated Electronics, Rensselaer  
Polytechnic Institute

Center of Excellence in Nanoelectronics, Albany

Energy & Environmental Technology Application Center

Focus Center - New York

IBM - Albany NanoTech

Infineon - Albany NanoTech

Intel - Albany NanoTech

Luther Forest Technology Campus

Micron - Albany NanoTech

Nanoelectronics and Optoelectronics Research and  
Technology Center

Nanoscale Metrology and Imaging Center

Nanotechnology Center, Rensselaer Polytechnic Institute

New Energy New York

Rensselaer Nanotechnology Center for Directed  
Assembly of Nanostructures

SEMATECH North - Albany NanoTech

Texas Instruments - Albany NanoTech

Tokyo Electron Technology Center America - Albany NanoTech



**Albany NanoTech Facility**



According to the Federal Reserve Bank of New York, Glens Falls has the highest medical manufacturing location quotient in the state, and "if it were a separate state, the area would rank 8th nationally." Several factors explain this high concentration of high-tech, biomed leadership, including proximity to universities and research centers, and an outstanding workforce.

There are more than 20 colleges located within 50 miles of Glens Falls, including top-rated Rensselaer Polytechnic Institute, the State University of New York's College of Nanoscale Science and Engineering, and Union College. Warren County public schools rank in the top-15 of New York State, based on standard state test scores. *Expansion Management* magazine ranked Glens Falls public schools No. 19 nationally in 2006. The Adirondack Business to School Partnership and other innovative programs are bringing workforce development to the forefront. Our local college, Adirondack Community College, is part of the State University of New York system and has more than 3,500 undergraduates.

When you locate your enterprise at Tech Meadows, you will be in the heart of this technologically intensive region where the focus is on developing industry-education strategies to create and sustain a highly skilled workforce.

Photo credits: ACC campus aerial photo provided by Richard Dean Studios.

## Location & Demographics

Available acres	40 acres +/-
Lots	Currently subdivided into eight, five-acre lots
City	Glens Falls, NY
County	Warren
School Districts	Glens Falls City Schools Queensbury Schools
MSA	Glens Falls (Warren and Washington Counties); Pop. 128,500
Topography	Flat, mixed woodland and open
Adjacent Roads	Luzerne Road, Veterans Road, Sherman Avenue
Nearest Highway	I-87 Northway (1/2 mile to Exit 18)
Airports	Albany International Airport (44 miles); Floyd Bennett Memorial Airport accommodates private and corporate aircraft (4 miles)
Rail	Amtrak stations in Saratoga Springs (18 miles) and Albany-Rensselaer (53 miles)
Sea	Port of Albany (55 miles), a year round, deep-water port on the Hudson River  Port of New York (215 miles)



## Utilities & Services

Electricity	National Grid: 13.2 kV distribution service
Natural Gas	National Grid: 6-inch, medium pressure line on site
Water	Municipal supply: 8"-12" DIP/60 psi on site
Sewer	Municipal line fronting Luzerne Road
Telecom	Verizon – fiber, copper Time Warner Telecom – fiber Time Warner Cable – cable

## Other Features & Benefits

- Located in an Empire Zone – EZ incentives and benefits are available for qualifying companies
- Certified NYS Shovel Ready site
- Zoned light industrial
- Covenants: protective park covenants in place
- Emergency Services: West Glens Falls Firehouse is adjacent to Tech Meadows