

"Tryon Technology Park in upstate New York shows what can happen when a sense of purpose meets a parcel primed for adaptive redevelopment." - Adam Bruns, Site Selection Magazine

Fulton County - A Posi+ive Place to Be.

Tryon Technology Park

A Strategic Location for High-Tech Companies in NY's Technology Triangle

www.tryontechnologypark.com

Fulton County NY POSI+IVE

Scan this QR code to go to the Tryon Technology Park website

TRYON TECHNOLOGY PARK



Site Highlights

Site

- 213 acres of Shovel Ready Land
- Located in a wooded campus-like setting
- Owned by the Fulton County Industrial Development Agency (IDA)

Utilities

- 12" waterline
- 6" gas main with 99 psi
- 3-phase power
- 8" sewerline
- High speed Internet

Access

- Access to Tryon Technology Park is from either Exit 27 or 28 off of the NYS Thruway I-90
- Access into the Tryon Technology Park is from County Road 117, a public highway owned and maintained by Fulton County

Expedited Approvals

Projects proposed within the Tryon Technology Park benefit from an expedited 30-60 day review process at no cost to the applicant. **Two quick approvals needed:**

1. **Site Plan/State Environmental Quality Review approval by the Town of Perth Planning Board.**
2. **Design plans approved by the IDA for compliance with the Tryon Technology Park's Design Standards.**

Tryon Technology Park is located within the Town of Perth Business & Technology Zone (BTZ), which allows for a multitude of mixed uses to support its campus-like setting, from high-tech information & manufacturing and research & development to retail, commercial and housing.

Design Standards

The IDA has adopted Design Standards to ensure a high quality business environment within the Tryon Technology Park.

Incentives

IDA:

1. Property Tax Exemption
2. Sales Tax Exemption
3. Mortgage Recording Tax Exemption

NEW YORK STATE:

START-UP NY - Benefits made available to eligible businesses that relocate or expand to the vicinity of a New York State college or University.

Excelsior - NY's Excelsior Jobs Program provides job creation and investment incentives to firms in targeted industries such as biotechnology, pharmaceutical, high-tech, clean-technology, green technology, financial services, agriculture and manufacturing.

Consolidated Funding Application (CFA) - The CFA process allows businesses to use a single application/point of entry to apply for grants, loans and tax credits available from over twenty (20) New York State Programs administered by over ten (10) State Agencies.

TRYON TECHNOLOGY PARK

Targeted Industries

DCG Corplan, a national leader in market studies, completed a Targeted Industry Analysis for Tryon Technology Park identifying **7 Industry Clusters** that would be a great fit:

- **Biomedical Research & Development**
- **Food & Beverage**
- **Health Care Products & Services**
- **Headquarters & Business Services**
- **Renewable Energy**
- **Electronics**
- **Software and Media**





Current Businesses in Tryon Technology Park

Vireo Health of NY, LLC (Vireo Health) was granted a license by the State of New York to manufacture and sell medicines made from medical cannabis. Vireo Health chose Tryon for its pharmaceutical manufacturing facility. The Town of Perth and IDA worked closely to coordinate all required reviews and within 60 days Vireo Health obtained the local approvals needed. Tryon's campus-style environment and centralized geographic location were key factors in Vireo Health's decision to make Tryon Technology Park its home.

"Vireo Health of NY, LLC selected the Tryon Technology Park to locate its pharmaceutical manufacturing facility because of Fulton County's strategic and central location to the markets we will serve. Tryon's quiet, secluded campus setting is a perfect fit for our business. With quick access to I-90, we can distribute our medicines from Tryon quickly and cost effectively to our dispensaries throughout the state. In addition, Vireo Health has found the Fulton County IDA and the County's entire economic development team to be highly adept, responsive and helpful. Through all phases - planning, construction and ongoing operations, the IDA and economic development team have been ideal partners. We are very pleased with our decision to locate at the Tryon Technology Park."

Regional Business Training & Incubator Center

Located at Tryon Technology Park is a **15,000 s.f. facility** with the flexibility to provide incubator space to up-and-coming businesses and a wide variety of amenities, to include classroom, training and office space, and workshop and conference space.



Fulton County Airport

The Fulton County Airport is a full-service general aviation airport that services corporate aircraft. The airport is a short 5-minute drive from the Tryon Technology Park.

TRYON LABOR MARKET AREA

The Tryon Labor Market Area contains an educated, skilled & trained labor force for businesses to draw from...



EMPLOYMENT BY INDUSTRY

TOTAL CIVILIAN LABOR FORCE	311,870
Education services, and health care & social assistance	87,069
Retail trade	38,690
Public administration	28,693
Professional, scientific & management and administrative & waste	27,916
Arts, entertainment & recreation and accommodation & food	25,742
Manufacturing	23,724
Finance & insurance and real estate & rental and leasing	21,393
Construction	16,559
Other services, except public administration	13,876
Transportation & warehousing and utilities	12,064
Wholesale trade	7,287
Information	6,405
Agriculture, forestry, fishing & hunting and mining	2,452

EDUCATED WORKFORCE

% College Grads	43.6
% Graduate Degrees	14.4
% Bachelors Degree	17.9
% AA Certificate	12.3
% Some College/No Degree	18.1
% High School	25.7
% Less than High School	6.7

WORKFORCE BY AGE

% Age Group 18-24	10.7
% Age Group 25-44	24.9
% Age Group 45-54	15.3
% Age Group 55-65	13.0
% Age Group 18-65	63.9
Median Age	39.8

"FAGE USA DAIRY, LLC chose Fulton County because of its strategic location and quick access to the natural resources and transportation arteries critical to our operation. The Fulton County Region has also provided an ample pool of local candidates to fill new hiring requirements. Most importantly, Fulton County has provided great support to FAGE which has been greatly appreciated. We share in a thriving relationship" - FAGE USA DAIRY, LLC

EDUCATION & TRAINING

TRYON TECHNOLOGY PARK

*There are **15** **colleges and universities** and **5** **community colleges** within a one hour drive from the Tryon Technology Park.*

Fulton-Montgomery Community College (FMCC), located five minutes from Tryon, provides education and training programs tailored to the specific needs of businesses and industry groups. With approximately 3,000 students and 40 degree and certificate programs, FMCC is a critical educational resource and a source of trained labor for local businesses.

Community Colleges	Location	Distance (Miles)
Fulton-Montgomery Community College	Johnstown	5
Herkimer County Community College	Herkimer	49
Hudson Valley Community College	Troy	50
Mohawk Valley Community College	Utica	60
Schenectady County Community College	Schenectady	26
Colleges/Universities		
Albany College of Pharmacy & Health Sciences	Albany	45
Bryant & Stratton College	Albany	40
College of Nanoscale Science & Engineering	Albany	38
College of Saint Rose	Albany	41
Excelsior College	Albany	40
ITT Technical Institute Albany	Albany	42
Maria College of Albany	Albany	42
Rensselear Polytechnic Institute (RPI)	Troy	48
Russell Sage College	Albany/Troy	49
SUNY at Albany	Albany	38
SUNY Empire State College	Saratoga Springs	30
SUNY College of Agriculture & Technology at Cobleskill	Cobleskill	33
Siena College	Loudonville	44
Skidmore College	Saratoga Springs	30
Union College	Schenectady	27



Fulton-Montgomery Community College offers local state-of-the-art facilities for nanoscale science training

"FM has a long history of working with local and regional employers to provide a trained and educated workforce. Our faculty who have industrial experience, together with our new cleanroom located on-campus and our state-of-the-art equipment, provide the highest quality programs for a growing, technical, and STEM-based workforce. We're ready to bring this experience and dedication to your company as you look to locate in the Tryon Technology Park."

- Dr. Dustin Swanger, Fulton-Montgomery Community College President

NY'S TECHNOLOGY TRIANGLE

Location...Location...Location...

New York's Technology Triangle is formed by **3 large transformational technology initiatives** ... and Tryon Technology Park is strategically located to reap the benefits.

The Nano Utica Initiative is a $1.5 billion economic development initiative advanced by the State of New York. This initiative includes Quad C and the Marcy NanoCenter at SUNY Polytechnic Institute.

New York State Technology Triangle



Located just east of Fulton County is **GLOBALFOUNDRIES,** an international semiconductor foundry that manufactures integrated circuits for semiconductor companies. It has five (5) 200 mm water fabrication plants and four (4) 300 mm plants. GLOBALFOUNDRIES has invested over $14 billion into its Fab 8 facility in Malta, NY and employs over 3,600 people.

Located just southeast of Fulton County is **SUNY Polytechnic Institute** (SUNY Poly), a global education, research, development and technology deployment resource preparing students, researchers and scientists in the field of next generation nano technology. SUNY Poly represents a transformational technology initiative in New York's Technology Triangle. With $43 billion already invested and 4,000 employees, SUNY Poly is creating jobs and economic growth for nanotechnology-based businesses.

Four Hour Drive Radius from Tryon Technology Park



"Benjamin Moore has found Fulton County to be a great place for our business because of its geographical location and access to key distribution routes. With easy access to the New York State Thruway, we're able to get our product delivered quickly to key markets like Boston, New York City, Chicago, Toronto, and Montreal in less than a day. Our location is critical to our Supply Chain success" - Paul Connelie, Director of Manufacturing Benjamin Moore & Co.

WHY FULTON COUNTY, NY?

TRYON TECHNOLOGY PARK

A Strong, Vibrant Community...

In Fulton County local connections still run strong. Friends see each other in local stores and ask "How is the family?" People hold doors open for each other and "Please," "Thank You," and "You're Welcome" are expectations. It's a safe, close-knit community with strong values.









Whether you want to live in a historic downtown; a small, quaint house on a picturesque street; on a lakefront; or on a farm raising cattle and crops, Fulton County has all of these choices and more. Not only are these housing choices available, but cost is among the lowest in all of New York State.

Numerous Nationally Recognized Businesses Call Fulton County, NY Home

Businesses burdened with high stress and high costs can take a 180° degree turn away from those worries. Tryon Technology Park's community offers a relaxed, low-cost environment that leads to improved productivity and profitability....

Benjamin Moore · EUPHRATES · Espuña · townsend LEATHER

CRYSTAL GEYSER NATURAL ALPINE SPRING WATER BY CG ROXANE · FAGE · NATHAN LITTAUER Hospital & Nursing Home · VIREO HEALTH

Epimed · frontier Communications · Taylor Made Products · Walmart

"For the past 25 years, CG Roxane has dealt with nine states all over the USA and we picked Fulton County, NY from all others to locate our newest water bottling facility due to their strict attention to detail, understanding of State and Local regulations, connections, legal insight and constant attentiveness." - Gilles Romet, Director of Development, CG Roxane

RECREATIONAL OPPORTUNITIES

What's your passion?

History, boating, hiking, hunting, fishing, swimming, skiing, camping, snowmobiling?

Leave work and within minutes you can experience all of nature's beauty at your "fingertips" or "foot tips," as the case may be...

It's all here.

Culture

Performing and visual arts assets include community theater and civic bands. Art galleries include the Perrella Gallery at Fulton-Montgomery Community College (FMCC) and the Art Gallery at the Fulton Montgomery Regional Chamber of Commerce. The Sacandaga Valley Arts Network (SVAN) is an all-volunteer, not-for-profit, cultural development entity that sponsors concerts, lectures, workshops, artist receptions and curated galleries at a variety of venues throughout the area. Numerous smaller galleries operated by individual artists dot the landscape. The Glove Performing Arts Center in Gloversville and Colonial Little Theater in Johnstown offer great community theater.



History



Fulton County is rich in history and museums. Take a historic walking tour of Johnstown's Historic Quadrangle Corner and walk in the footsteps of Elizabeth Cady Stanton; visit Johnson Hall State Historic Site, the home of French and Indian War hero Sir William Johnson; or visit the Fulton County Museum.



Hunting

With 74,832 acres of wild forest in Fulton County and another 1.2 million acres in the rest of the Adirondack State Park, the region has a wealth of hunting resources. Fulton County lies both in the Southern and Northern zone for hunting in New York State. With the purchase of an over-the-counter license, one can hunt whitetail deer, black bear or small game (pheasant, turkey, waterflowl, or other upland and migratory game birds and small game mammals) using bow, muzzleloader or rifle.



Skiing

How about a day of cross-country or downhill skiing? Fulton County has its own downhill ski facility, Royal Mountain, with snowmaking and short chair-lift lines. There are 13 trails ranging from easy to very difficult as well as a terrain park. Lapland Lake Nordic Vacation Center in Northville/Benson is a world class cross-country ski facility. There are additional cross-country ski opportunities, starting with the miles and miles of groomed snowmobile trails. The Rockwood State Forest is a popular cross-country ski destination.



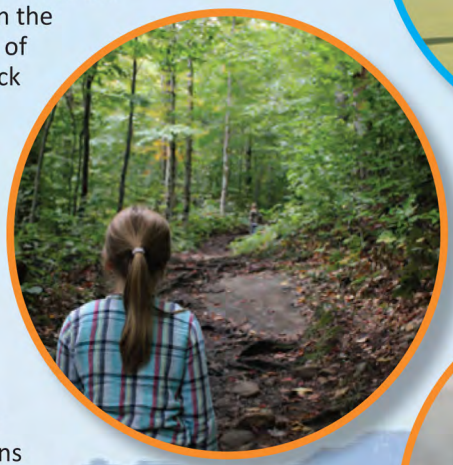
Snowmobiling

Fulton County offers 400 miles of groomed snowmobile trails that are maintained by local snowmobile clubs as part of the New York State Recreational Trails System. Snowmobilers can also take to the many frozen lakes, where there are a number of poker runs and other snowmobile events throughout the winter months.

TRYON TECHNOLOGY PARK

Trails

Fulton County is located in the southern foothills of the 6 million acre Adirondack State Park and the internationally recognized High Peaks Region. Fulton County offers great country roads for biking as well as numerous hiking/mountain-biking trails in the world-renowned Adirondack Park. Mountain-biking highlights include The Powley-Piseco Road, which is described as one of the best seasonal roads in the Adirondacks and one of the last old Adirondack dirt roads. About 8 miles of the 17 mile route is within Fulton County. One local biking treasure is the FJ&G Rail Trail. The FJ&G Rail Trail is a paved trail for biking, running and walking.



With 74,832 acres of wild forest, the options for hiking are endless! Fulton County has a number of hiking trailheads within its boundaries, from shorter 1.5 mile hikes, to advanced, multi-day jaunts. Some of the well-known trails within reach are the Northville-Lake Placid Trail (begins in the Village of Northville and stretches for 133 miles); the popular Nine Corner Lake trail; and the Willie Marsh trail, where one can explore wetlands that include a viewing platform and three boardwalks that traverse a marsh and open water areas.

Boating

Whether you seek a serene, secluded area water body or a lake full of excitement, they're here. Boating can take the form of canoes, kayaks, personal watercraft, sailboats and motorboats. Big or small, you can be at the helm somewhere in local waters.



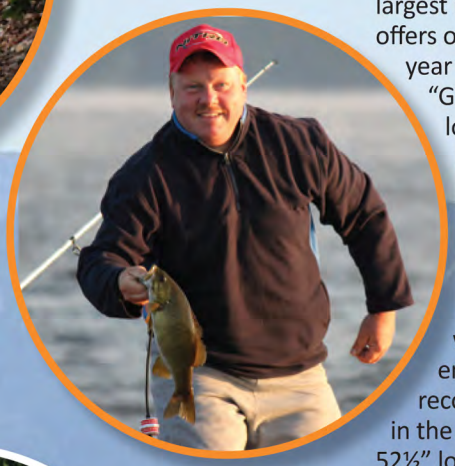
Public and private boat launches exist on the Great Sacandaga Lake, Canada Lake, Caroga Lake and Peck's Lake. There also are a number of private marinas and yacht clubs. Just minutes to the south, boaters have access to the Mohawk River/Erie Canal, which is part of the America Great Loop.

Golfing



There are seven (7) unique golf courses in Fulton County, all with superior facilities and affordable prices. Whether you're a beginner or a seasoned player, you can enjoy a round within the beautiful Adirondack Mountains or on the rolling hills of the Mohawk Valley. Whatever your golfing pleasure, you will have a memorable experience.

Fishing

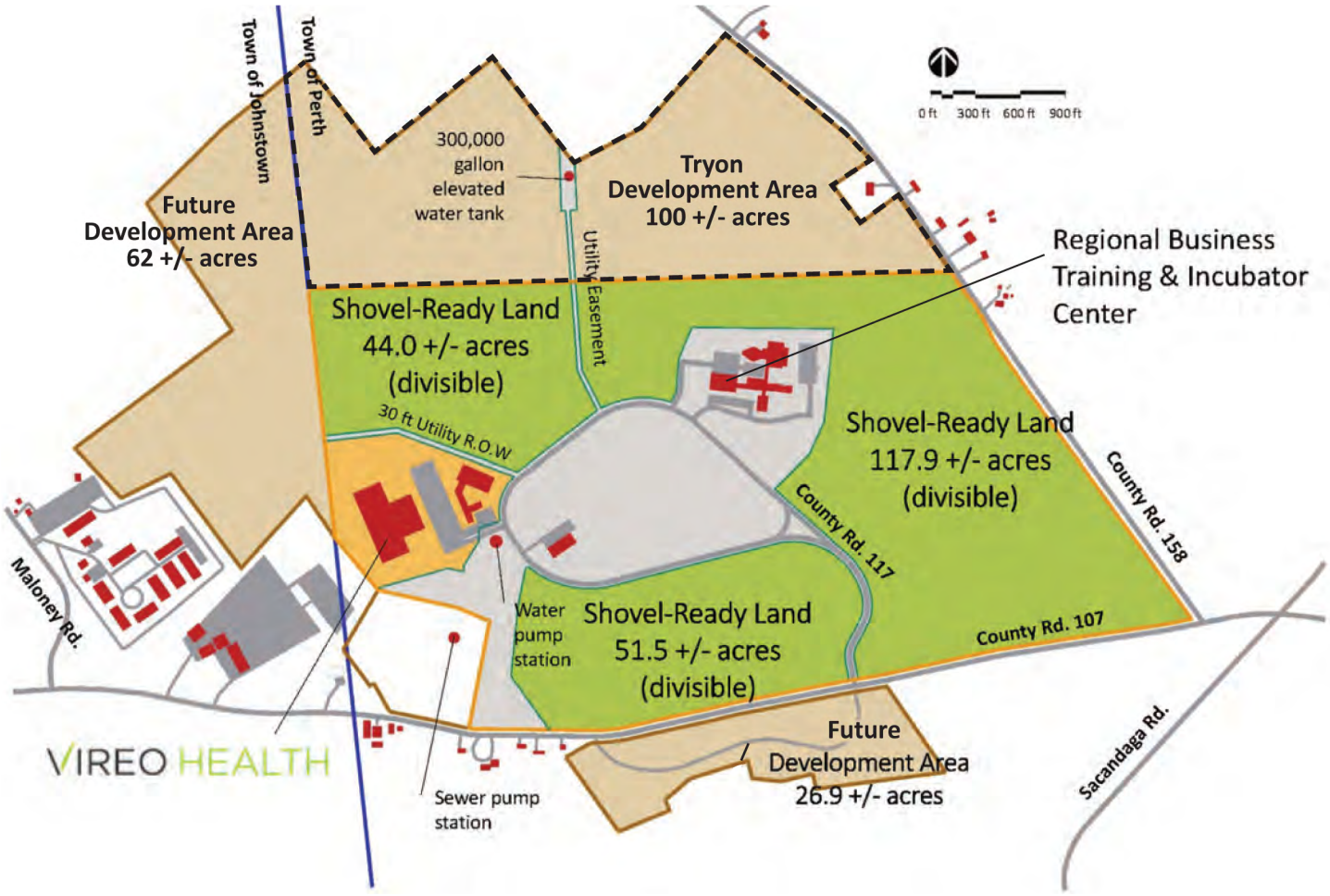


With 44 lakes, including one of the largest in New York State, Fulton County offers outstanding fishing opportunities year round. The largest lake, the "Great Sacandaga Lake," is 29 miles long and 6 miles wide. There are fishing tournaments in every season, the largest being the annual Walleye Challenge on the Great Sacandaga Lake. Held the last Saturday in January, this ice fishing tournament welcomes 1,750 fishing enthusiasts. The United States' record for northern pike was caught in the Great Sacandaga, measuring 52½" long and weighing 46 lbs. 2 oz!

Whether you're looking for a large or small lake, stream, pond or lake tributary, you can find it all here. Our waters are home to brook trout, rainbow trout and brown trout, smallmouth and largemouth bass, walleye, northern pike, splake, chain pickerel and many other species.

RELAX
Play
WANDER
& *Discover*

TRYON TECHNOLOGY PARK



Fulton County NY
POSITIVE

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All photos courtesy of Lesley Dixon