



RAILROAD AVENUE CORRIDOR, TOWNS OF GUILDERLAND AND COLONIE

The Railroad Avenue Corridor is an inter-municipal Empire Zone located just half a mile from the College of Nanoscale Science and Engineering (CNSE), at the University at Albany. CNSE is the first college in the world dedicated to research, development, education, and deployment in the emerging disciplines of nanoscience, nanoengineering, nanobioscience, and nanoeconomics. CNSE's Albany NanoTech complex – a \$4.2 billion, 450,000-square-foot facility that has attracted over 250 global corporate partners – is the most advanced research complex of its kind at any university in the world. Recently, International Sematech announced it was moving its corporate headquarters to Albany and will spend \$320 million over five years on extreme ultraviolet lithography.

Railroad Avenue is a prime location for support industries, with easy access to the New York Thruway, the Adirondack Northway, Interstate 90, and the Albany International Airport. Railroad Avenue offers warehouse and factory space with limited vacant land. The County of Albany, in partnership with the Towns of Colonie and Guilderland, has embarked on a study to improve the aesthetics and connectivity of the corridor to surrounding areas, and also have an application pending to include the corridor in the Capital District Foreign Trade Zone.

Location	Railroad Avenue
Acres in EZ	213.45
Existing Businesses	Warehouse, Distribution, Service
Topography	Level
Electric	Niagara Mohawk Power Corporation
Natural Gas	Niagara Mohawk Power Corporation
Rail	None
Water/Sewer	Municipal Water and Sewer
Zoning	Industrial
Distance to Highway	Adjacent to Interstate 90, the Adirondack Northway, and the New York Thruway
Distance to Airport	Approximately 4 miles
Distance to Universities	Less than half a mile to the University of Albany, within ten minutes of Siena, RPI, Hudson Valley Community College
Incentives	Empire Zone, Low-Interest Financing
Additional	Albany County currently working to add corridor to the Capital District Foreign Trade Zone (FTZ # 121).