



Albany County
**Empire
 Zone**

VISTA TECHNOLOGY PARK, TOWNS OF BETHLEHEM & NEW SCOTLAND

The soon to be completed Vista Technology Park will offer a perfect mix of high-technology space and retail stores, including a restaurant and hotel. Located off of the newly redesigned Route 85 in the Towns of Bethlehem and New Scotland, which is currently undergoing significant improvements to speed traffic flows and accommodate the park, the Vista Technology Park will ultimately comprise 1.4 million square feet. Roughly 80% of this space is expected to accommodate research and technology uses, while the remaining 20% will feature a mix of retail and office space, including a restaurant and hotel. The site is just minutes from the College of Nanoscale Science and Engineering (CNSE) at the University at Albany, the Harriman Campus and the Albany International Airport. The proposed chip-fab facility in Malta, NY is approximately 45 minutes to the north.

Location	Route 85, Towns of Bethlehem & New Scotland, New York
Acres in Empire Zone	108.95
Developer & Marketing Firm	BBL Development, BBL Realty
Existing Businesses	None, site is under development.
Previous Business Activities	None
Topography	Flat
Electric	Niagara Mohawk Power Corporation
Natural Gas	Niagara Mohawk Power Corporation
Rail	None
Water/Sewer	Municipal water and sewer
Distance to Highway	Route 85 Provides direct access to I-90 and I-87
Distance to Airport	Approximately 14 miles
Distance to Universities	Within 15 minutes of University of Albany, Siena, RPI, Hudson Valley Community College
Incentives	Empire Zone, Town of Bethlehem IDA Incentives, Low-Interest Financing
Additional	State of the art tech park that also includes a restaurant and hotel. Accompanies a \$15.2 million county and state investment in road improvements to improve traffic flow and create a bypass for tech park traffic.