Unlimited Possibilities
Riverview Business Park is the former Miller Brewing plant and offers a unique opportunity to leverage its existing infrastructure to select tenants. Miller invested $250 million dollars to create the largest beverage facility in the Northeast.

In a prime EZ location in Upstate NY, Riverview Business Park is logistics-friendly and offers easy connections to Canada and the Northeast. It’s bordered by interstate highway, serviced by CSX rail, and within 20 miles of an international airport.

In addition, the Oswego River—part of the Erie Canal system—also borders the park, which is only 11 miles from the Port of Oswego, the first Great Lakes Port off the Atlantic with access to the St. Lawrence Seaway.

**In the center of the Northeast:**
Riverview Business Park is easy to get to, and is close-at-hand to both domestic and international markets.
- 90 Miles from Canada
- 240 Miles from New York City
- 335 Miles from Boston
- 340 Miles from Cleveland

**Existing assets that can immediately leverage sustainable “Green” energy:**
With this much available acreage and storage space, your possibilities for development are only limited by your imagination.
- Located in an Empire Zone
- 695,000 Sq. Ft. Warehouse; 1,000 Sq. Ft. Annex
- 329 total Acres, Greenfield Sites
- Truck, Rail, Water, Air Access

**Utilities**
- 115 kV Substation
- 13.2 kV to Facility
- 300 psig High Pressure Natural Gas
- 24” Water Service
- 7 MGD @ 45 psig

Discounted power is available
Empire Zone benefits
As a certified Fulton Empire Zone business, you’ll be eligible for benefits to assist your company’s profitability and growth:

• Power discounts
• Additional discounts of up to 80% on delivery charges may be available through National Grid Power Corporation.
• A sales tax exemption
• Property tax credits
• Investment/wage tax credits
• Available skilled workforce & training programs

Federal, state and local financing benefits
Great financing to steer your move here:

• County of Oswego Industrial Development Agency (IDA) tax-exempt and taxable bond financing packages; direct revolving loan financing
• SBA 504 fixed-asset financing available through Operation Oswego County, Inc.
• Conventional bank financing from business-friendly area banks
• Empire State development financing programs
• Central New York Enterprise Development Corp. loans
• Federal (HUD) and other governmental assistance programs

Waste treatment plant offers immediate use
On-site wastewater treatment plant with capacity for 5,000,000 gallons per day, including 65,000 pounds of BODs and 30,000 pounds of primary solids.
Energy study suggests alternative uses for park’s assets

A recent study of the park’s assets by O’Brien & Gere engineering in Syracuse led to provocative potential uses for the waste water treatment plant, powerhouse, and warehouse. Tenets of the study sought uses that were:

- Renewable
- Eco-Industrial
- Economical
- Closed-Loop
- High Efficiency
- Sustainable

Waste Water Treatment Plant located on a 103-acre parcel, the study found that the plant could:

- Convert Clarifiers to ‘Green Power’ generation through anaerobic digestion
- Host a beverage processing plant
- Host a food processing plant
- Import municipal or food processing waste for anaerobic digestion
- Use the lagoons to grow algae that could be converted to biodiesel or ethanol
- Work as a treatment facility for adjoining industries/businesses

Power House

- Pulverized coal boiler on site could be converted to burn renewable energy from a biogas source (biomass like wood or willow) or from sludge and distillers grains.
- 695,000 sq. ft. warehouse could be used for warm water fish farm
- Space could be heated by solar panel array installed on roof

Other Possibilities:

- Geothermal – Geothermal power plant could make power using hot water from 6,000 ft. to 8,000 ft. below the Earth’s surface.
- Wind Farm – Could generate up to 8 megawatts
- Solar Panels – Could cover 800,000 ft. of warehouse roofs and generate up to 7 megawatts
- Soda Bottling Plant – Could consume CO2 from ethanol plant
- Dairy Processing Company – Could produce high-energy waste for an anaerobic digester at Wastewater Treatment plant
On the Leading Edge of Green Technology

Oswego County, NY boasts one of the most experienced and skilled labor forces in the nation.

Abundant, turnkey office space; many with river views.

Park tenants enjoy direct access to all modes of transportation, and close proximity to major cities and trade zones.

Park neighbor Northeast Biofuels, the largest ethanol production facility in the Northeast, has paved the way for more "Green" business development.

Riverview Business Park office space is perfect for a call center or any customer service, order processing operation.

695,000 sq. ft. warehouse with +100,000 sq. ft. annex could be used for warm water fish farm.

Oswego County is blessed with a multitude of recreation opportunities like golf, camping, and boating.