



Town of Volney  
Fulton, New York

*Unlimited  
Possibilities*





# Riverview Business Pa

**R**iverview 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

Riverview Business Park is logistics-friendly and offers easy connections to Canada and the Northeast.



695,000 sq. ft. warehouse; 100,000 sq. ft. annex;  
329 total acres; abundant water & power service



Discounted power is available

# ark: 'Green' Opportunities

## 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.



Great financing to steer your move here including tax-exempt and taxable bond financing packages



Northeast Biofuels serves as a magnet for 'Green' renewable, sustainable business development



Working with Operation Oswego County, nearby Huhtamaki completed a \$2.7 million warehouse optimization project. Assistance included Empire Zone benefits, low cost power, financial assistance from the County of Oswego IDA and a grant secured from NY State.



Our location in an Empire Zone allows us to operate virtually tax-free."  
—Kevin Miles,  
Operations Manager  
SPEAR USA

Enders Racing Engines received an SBA 504 Fixed-Asset Financing Available Through Operation Oswego County, Inc. and tripled their business.



On-site wastewater treatment plant with capacity for up to 10,000,000 gallons per day, including 65,000 pounds of BODs and 30,000 pounds of primary solids

# s, Unlimited Potential



Ten Year Vision. © O'Brien & Gere Engineers

## 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:

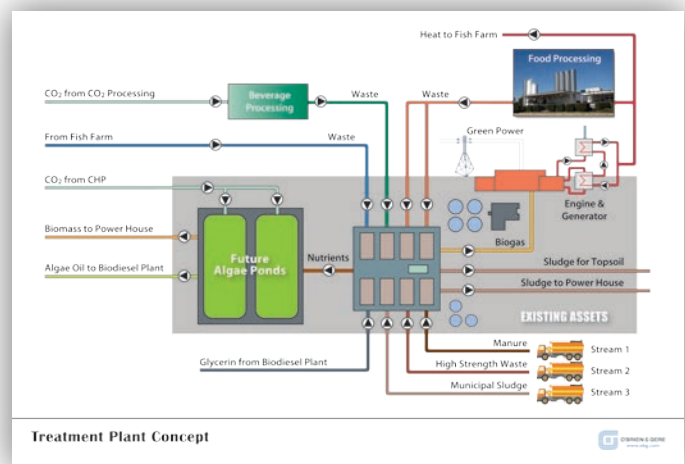
- Convert Clarifiers to 'Green Power' generation through anaerobic digestion
- Host a beverage processing plant
- Host a food processing plant
- Import municipal or food processing waste for anaerobic digestion
- Use the lagoons to grow algae that could be converted to biodiesel or ethanol
- Work as 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 800,00 ft. of warehouse roofs and generate up to 7 megawatts
- Soda Bottling Plant – Could consume CO<sub>2</sub> from ethanol plant
- Dairy Processing Company – Could produce high-energy waste for an anaerobic digester at Wastewater Treatment plant



Treatment Plant Redevelopment Concept.  
© O'Brien & Gere Engineers

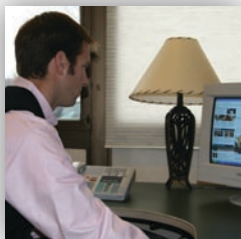


# On the Leading Edge of Green Technology

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.



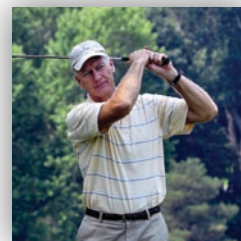
© O'Brien & Gere Engineers



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.



*Contact:*

Eric Will II

1850 County Rte. 57 Fulton, NY 13069  
Ph: (315) 952-3611 Fax: (315) 410-6060  
e-mail: [info@rbp-cny.com](mailto:info@rbp-cny.com)



## **Operation Oswego County**

*An Economic and Job Development Corporation  
Serving Oswego County, NY*

*Contact:*

L. Michael Treadwell, CECD Executive Director  
Operation Oswego County, Inc.

44 West Bridge St.

Oswego, NY 13126

Ph: 315-343-1545 Fax: 315-343-1546

e-mail: [oon@oswegocounty.org](mailto:oon@oswegocounty.org)

[www.oswegocounty.org](http://www.oswegocounty.org)

