

Canalside Energy Park

470 Lock 8 Way
Fort Edward, New York, 12828

Brief Fact Sheet
December 6, 2023



Site and Buildings

- Property:
 - 410 acres combined.
 - 80 acres developed with concrete tarmac, owned by WWIDA, Tax IDs 163.15-1-4 and 163.-2-20.1
 - 330 acres undeveloped, owned by WCC (DA Collins associated).
 - Zoned M-1 Industrial.
 - Area of Minimal Flood (Zone C).
- Existing Commercial/Industrial Buildings:
 - 41,000 SF, free standing, 32' at center, 13 drive-in doors.
 - 25,000 SF, with columns, 32' at center, 5 drive-in doors.
 - Both have large automatic garage doors for larger vehicles.
- Site and portions are available for lease or purchase.

Infrastructure

- 34.5 KV substation with 5 transformers throughout site. 9.5 MW capacity. Substation can be increased to 115 KV, source less than two miles away.
- First Light Fiber (enterprise), Spectrum Fiber (East St.), AT&T CLEC (rail tracks).
- Comprehensive stormwater system.
- Sewer Connection and Water Expansion grants awarded (\$6.3 million).
- Natural Gas 6-inch 35 psi line ~1,000 feet away.

Canalside Energy Park Transportation

- Located within 3 hours of New York City, Montreal, and Boston.
- Access to Class I Canadian Pacific Rail - New York City, Albany, and Montreal
- Rail Spurs - 3.5 miles - SMS Rail Services.
- Access to NYS Champlain Canal via an 8-acre industrial wharf.
- Located approximately 8 miles, 20 minutes from I-87.
- Located approximately 1 hour from Albany International Airport.

Former GE Dredging Dewatering Site:

Fully decommissioned in 2019.



Site Report including **Infrastructure** and **Workforce Analysis**

Weston & Sampson, September 2021, 367 pages

https://warren-washingtonida.com/wp-content/uploads/2021/10/20210915_WWIDA_Final_Report-compressed.pdf

Aerial Drone (from site prior owner)

<https://youtu.be/2ykkmaMu2qE>

Contact

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