

## Canalside Energy Park

470 Lock 8 Way

Fort Edward, New York, 12828

Brief Fact Sheet

September 2025



### Site and Buildings

- Property:
  - ~80 acres developed, concrete tarmac.
  - Tax IDs 163.15-1-4 (Village, ~28 acres) and 163.-2-20.1 (Town, ~51 acres).
  - Zoned M-1 Industrial, also Foreign Trade Zone
  - Neighboring undeveloped ~330 acres (with wetlands, privately owned).
  - Area of Minimal Flood (Zone C, 2023).
- Commercial/Industrial Buildings:
  - 41,000 SF, clear span overhead, 32' at center, 13 overhead doors.
  - 25,000 SF, with columns, 32' at center, 5 overhead doors.
  - Both have automatic garage doors for large vehicles.
- Entire site available for purchase from WWIDA.

### 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.
- Comprehensive stormwater system.
- Water expansion and sewer connection, complete by 2026/2027.
- Lock 8 Way Bridge upgrade mid-2026.
- Natural Gas 6-inch 35 psi line ~1,000 feet away, other side railroad tracks.
- First Light Fiber (enterprise system), Spectrum Fiber (from East St.), and AT&T CLEC (along rail tracks).

# Canalside Energy Park

## Transportation

- Located within ~3-hour drive of New York City, Montreal, and Boston.
- CPKC Railway Class I - New York City, Albany, and Montreal
- Site Rail Spurs ~3.5 miles - SMS Rail Services Class III (exclusive rights).
- NYS Champlain Canal access via an 8-acre industrial wharf.
- Port of Albany ~54 miles south, ~1 hour drive.
- Interstate-87 - Exit is ~8 miles west, ~20-minute drive.
- Albany International Airport ~50 miles south, ~1 hour drive.

## Former GE Dredging Dewatering Site

*EPA fully decommissioned in 2019.*



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

Weston & Sampson, September 2021 (367 pages)

[https://warren-washingtonida.com/wp-content/uploads/2023/10/20210915\\_WWIDA\\_Final\\_Report-compressed.pdf](https://warren-washingtonida.com/wp-content/uploads/2023/10/20210915_WWIDA_Final_Report-compressed.pdf)

## Aerial Drone (produced by prior site owner)

<https://www.youtube.com/watch?v=2ykkmaMu2qE>

## Contact

Chuck Barton, CEO  
Warren Washington IDA  
5 Warren Street, Suite 210  
Glens Falls, NY 12804

[chuckbarton@warren-washingtonida.com](mailto:chuckbarton@warren-washingtonida.com)

518-480-8669 (mobile)

518-792-1312 (office)

Louis Marocco, Real Estate Sales  
Berkshire Hathaway Blake Realtors  
3 Winners Circle, Suite 305  
Albany, NY 12205

[lmarocco@bhhsblake.com](mailto:lmarocco@bhhsblake.com)

(518) 429-1728 (mobile)

(518) 464-0870 (office)