



Empire Merchants North commits 250,000 s/f to Greene County

October 03, 2008 - Spotlights

Empire Merchants North, one of the largest beverage alcohol distributors in New York, and the Greene County Industrial Development Agency have completed the sale of 21 acres in the Kalkberg Commerce Park. Empire Merchants North will construct a 250,000 s/f corporate office/distribution complex on the site with room for future expansion and growth.

"This is a proud day for Empire Merchants North as we strengthen our commitment to Upstate New York and I'm particularly pleased that we're able to make this investment in our future in Greene County," said Jay Andretta, president of Empire Merchants North. "This new, state of the art facility significantly increases our office and warehouse space, which is critical to our future growth. Moreover, this central location will enable us to consolidate our three current locations, greatly facilitating the distribution of our products to our diverse customer base throughout the Hudson Valley, Capital Region, the Adirondack Region and Central NY."

Kalkberg Commerce Park is a shovel ready site developed by the Greene IDA in partnership with State Senator James Seward, NYS Office of Community Renewal (Small Cities), NYS DOT Industrial Access Road Program, Greene County Legislature and the local communities. This project represents a total investment of more than \$27.5 million. With the opening of the new facility, Empire intends to offer employment to the current compliment of 362 associates. Construction will begin this fall with the anticipated completion late summer 2009.

"This project will provide a significant economic benefit to Greene County and the local community. Today's announcement again highlights the importance and wisdom of Greene County's decision to get sites shovel ready," said State Senator James Seward.

Paul Slutzky, chairman of the Greene County IDA added, "We are extremely pleased with the decision of Empire Merchants North to consolidate their operations in Greene County. This company represents a significant regional employer, a well respected organization and dedicated corporate neighbor who will enhance our business community."

The site is in an Empire Zone with the company eligible for benefits and the Greene IDA anticipates providing a sales and mortgage tax exemption with a 25 year PILOT for the project. The deal represents a significant increase in local tax revenue and employment benefits for the Coxsackie/Greene County community and the region as a whole.

Assemblyman Gordon said, "Successful businesses always look for innovative ways to become more competitive and remain profitable. Empire Merchants North's consolidation into Kalkberg Commerce Park is a nice fit and strengthens our regional economy."

"Congratulations to Greene County for the vision and hard work to get this deal done and to

continue their efforts to stimulate the local and regional economy. The preservation of these regional jobs and investment in this new facility is an exciting economic shot in the arm," said assemblyman Peter Lopez.

"Greene County welcomes Empire Merchants North and their associates. The company's investment in the Kalkberg Commerce Park is a critical vote of confidence in our pro-business approach to growing jobs and private investment during challenging economic times," said Wayne Speenburgh, chairman of the Greene County Legislature.

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540