



Greene IDA and Empire Merchants break ground on \$27.5 million project

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The Greene IDA and Empire Merchants North LLC held a groundbreaking ceremony on March 16 for a new 250,000 s/f warehouse/distribution center in the Kalkberg Commerce Park.

The \$27.5 million building will be constructed on 21.046 acres and contain a 30,000 s/f office. Empire Merchants purchased the land at \$170,000 per acre with a total land cost of \$3.578 million.

The project received a governor's office of small cities loan in the amount of \$288,000 which will be repaid over 10 years/utilized for Kalberg Infrastructure. Empire Merchants will pay taxes set by NYS' Empire Zone program for the first 10 years. After that period, their taxes will enter a tax rate freeze when it leaves the Empire Zone program. Construction will be completed in January 2010.

Empire Merchants was formed in 2007, through the combination of Service-Universal Distributors, Inc. and Colony Liquor & Wine Distributors, LLC. They are a leading distributor of spirits, fine wines, beers and bottled water.

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