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Introducing Our New Website

www.ocpartnership.org

Using the latest technology, the Orange County Partnership has recently launched a new, redesigned version of its website: www.ocpartnership.org.

The site is compatible with today's browsers and mobile devices and self-adjusts depending upon the device. A completely revamped Site Selection module features a more intuitive user interface for property searches with multiple images of available commercial properties and land parcels. Other notable improvements include a

comprehensive Demographic Data Center that puts volumes of development-related facts and figures at the visitor's fingertips. We've designed entirely new sections related to growing or expanding a business in Orange County, industries targeted by the county and the unique opportunities to be found in each of the county's three cities.

Maureen Halahan, President and CEO of the Partnership stated, "The development of this redesigned website is part of our comprehensive marketing efforts on behalf

of the county. Our goal was to allow business leaders and developers to better interact with Orange County on-line with a simplified look, enhanced content, improved functionality and optimization for mobile devices."





Makin' and Movin' in Orange County

For 30 years, the Orange County Partnership has continually drawn innovative and successful manufacturing and distribution companies to our region, earning the respect of top-tier corporate leaders and site selectors in the process. Orange County boasts countless amenities to companies of all sizes, including our proximity to New York City, robust infrastructure and an extraordinary inventory of commercial land and real estate. Here are a few examples of what is "made" in and the companies that "move" product in and out of Orange County, NY.

Makin'



Movin'



Soon



City of Middletown Awarded \$10 Million Revitalization Grant



Urban revitalization is a state-wide priority and New York State is allotting significant grant dollars to strengthen urban centers.

The City of Middletown, named by *Kiplinger Magazine* as one of the best cities to live, work and play in, was recently awarded a **10 million dollar grant** from the NYS Urban Revitalization Initiative competition.

Under the leadership of Mayor Joe DeStefano and supported by an innovative Business Improvement District and a mold-breaking approach to attracting new business, the city has become a potpourri of dining, retail, arts and entertainment, higher education, and manufacturing.

When the city took control of the historic Paramount Theater, a cultural renaissance began, which today includes a variety of shows with top-name performers. Notably, the Hoboken Film Festival which drew more than 10,000 visitors in the past two years made Middletown their home. The City is transforming its downtown district through innovative infrastructure reforms that include

additional parking, pedestrian walkways and bike paths.

These reforms are a natural fit for the city's newest emerging millennial population, the medical students of the Touro College of Osteopathic Medicine. The influx of 135 medical students per year compliments the 6,000 students already attending the downtown campus of SUNY Orange. Many of these students are patronizing Clemson Brothers Brewery and Equilibrium Brewery, projects that have given new life to two of the City's former factories. By focusing on job creation and capital investment, the City of Middletown has made these properties affordable to a new generation of entrepreneurs.

It is anticipated that the grant dollars will be spent in several areas focused around the arts, education and entertainment, redeveloping the Middletown Community Campus, a tree lined business park featuring ample acreage and access to major highways, and expanding The Accelerator, a NYS certified incubator, to the city.

SHOVEL READY LAND:

There's Still Room in O.C. for Your Next Big Project



While raw land for industrial use is without question a very hot commodity in Orange County, we still have a number of shovel ready parcels immediately available. Following are some prime examples, call us for more information or to schedule a site tour at **845-294-2323**.

PANATTONI PINE LANE BUSINESS CENTER TOWN OF WAWAYANDA

This pad-ready 28-acre site is fully approved and engineered for a 241,800 SF industrial building with parking for 112 vehicles and 38 trailers. Adjacent to Interstate 84 at Exit 3, the parcel features municipal water (for ESFR), electric and natural gas on site. The entrance road is designed and constructed and the site is prepared pad-ready.

STEWART INTERNATIONAL AIRPORT INDUSTRIAL PARK | TOWN OF NEWBURGH

The SWF Industrial Park campus has 11 available pads, cleared and ready for construction. Nestled in the "Crossroads of the Northeast," the park is minutes from I-87/I-84 and is situated several hundred feet from the airport runway, making it the ideal location for cargo, industrial and a variety of other end-users.

103 TOWER DRIVE | TOWN OF WALLKILL

Fully approved for a 70,400 SF industrial building, this property is also located less than 2 miles from I-84/I-86 in pro-business Wallkill and features municipal water/sewer, and 2,000 Amp electric service.

WARWICK VALLEY OFFICE & TECHNOLOGY CORPORATE PARK | TOWN OF WARWICK

Eight shovel-ready pads remain in Orange County's newest tech park, which can host up to 700,000 SF of hi-tech, light industrial or Class A office use. Each pad is furnished with water/sewer, electric, natural gas and fiber optic right at the curb. To top it off, as a Town of Warwick-owned park, building permits can be issued in record time.

54 TURNER DRIVE | TOWN OF WALLKILL

Located in one of the most business-friendly municipalities in the region, this shovel ready property has full approvals for a 55,000 SF industrial building with 63 parking spaces. 2 miles from I-84 and I-86, this is a perfect site for manufacturing and warehouse/distribution users.

140 ACRES AT STEWART INTERNATIONAL AIRPORT TOWN OF NEW WINDSOR

Previously only available for land lease, this Town-owned shovel ready parcel is now available for purchase. Situated on the Stewart International Airport (SWF) campus, proximate to I-84 and I-87, this site is ideal for a variety of users, from industrial to tourism/destination.

105 BRACKEN ROAD | TOWN OF MONTGOMERY

This + or - 10.77 acre shovel ready parcel has final site plan approval for an 89,960 SF industrial/office building. Certified survey, topography, wetland delineation, Phase 1 and all other environmental reviews are complete.

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