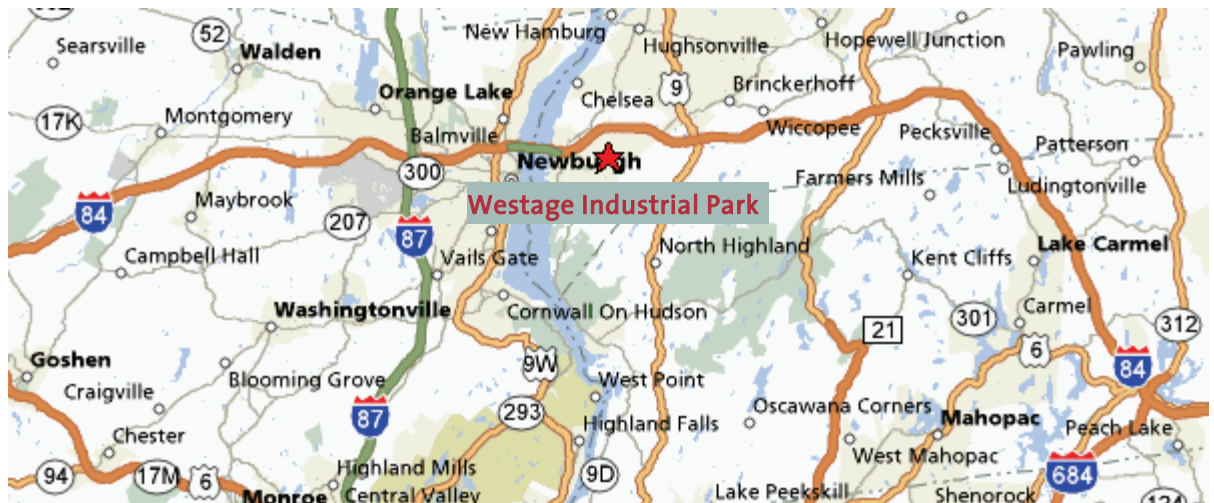


Beacon, New York

Westage Industrial Park

17 acres

NYS
Empire
Zone



- Ready to Build
 - New York State Empire Zone
 - Build Now New York* development grant
 - Site plan approval for up to 100,000 sf
- Zoned Heavy Industrial - 17 acres
- Route 52 (Fishkill Avenue) Beacon, New York
- 1½ miles from Interstate 84

\$2,200,000

Site Plan
Approval
for
100,000 sf

NEW YORK STATE EMPIRE ZONE

Property Owners

Sales Tax Refunds - property owners may claim a refund of both state and county sales tax paid on the purchase of building supplies used in construction or capital improvements of industrial or commercial properties.

Certified Empire Zone Businesses

Investment Tax Credit - of up to 10% is available to certified businesses for acquisition of building or equipment used in production of goods, processing of financial securities or emerging technologies.

Employee Incentive Credit - equal to 3% of a qualified investment may be claimed in each of the three years following an investment tax credit, if the number of employees increases.

Wage Tax Credit - is available for each new full-time job created each year for up to 5 years for certified businesses.

Qualified Empire Zone Enterprises (QEZE)

Sales Tax Exemption - of the 4% NYS portion and .375% MCTD portion on nearly all taxable purchases of tangible property and services is available.

Tax Reduction Credit - reduces NYS business tax in proportion to employment increase and presence in the Empire Zone.

Real Property Tax Credit - may be claimed by a QEZE that pays local property tax on property in the Empire Zone, based on employment and/or investment over a 15 year benefit schedule.

***BUILD NOW NEW YORK* development grant**

Matching Funds - \$97,500.00 available for expenses including engineering studies, environmental assessments, planning and related legal costs.

GENERIC SITE PLAN APPROVAL

100,000 sf - of building has been conceptually approved by the City of Beacon. The next step would be submission of a site specific plan following the criteria established in the Generic Site Plan Approval.

This approval saves immeasurable time and costs for a new project

CONTACT:

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