



# MONTGOMERY COUNTY WORKS

## AT-A-GLANCE

- Approx. 7 acres
- Asbestos Abatement Completed
- Former Beech-Nut Corporate Headquarters & Processing Facility
- Remediation and demolition planning ongoing
- Electric and Water Ready
- Less than 1 mi. to New York State Thruway
- Under 1 hour to Albany International Airport

## YOUR NEIGHBORS

*Trusted companies trust  
Montgomery County*



MONTGOMERY  
COUNTY  
BUSINESS DEVELOPMENT CENTER



# EXIT 29-WEST

## COMMERCIAL • RESIDENTIAL • RETAIL

Over the last several years, Montgomery County has made the redevelopment of the former home of Beech-Nut Nutrition at Exit 29 a top priority. The County, with the assistance of the State of New York, has worked to ensure that this site will once again be a significant economic engine creating jobs and tax revenue.

**Full Redevelopment  
or Adaptive Re-use**



### SITE SPECS

**Available Acres:** ~7 acres  
**Dimensions:** Varies, Rectangular  
**City/ Town/ Village:** Village of Canajoharie  
**County:** Montgomery  
**County Population:** 49,221  
**Adjacent MSA:** Albany / Schenectady / Troy  
**MSA Population:** 878,550  
**General Topography:** Remediated Concrete, Brick Buildings



### INFRASTRUCTURE

**Electricity Supplier:** National Grid  
**Line Size - kVa:** 13.2  
**Natural Gas Supplier:** National Grid  
**Line Size:** 6"  
**Pressure:** 5 PSI  
**Water Supply:** 2 million gallons/day  
**Water Supplier:** Village of Canajoharie  
**Line Size:** Various  
**Sewer Supplier:** Village of Canajoharie  
**Line Size:** 18"



### TRANSPORTATION

**Nearest Expressway:** Immediate Access to NYS Thruway (I-90)  
**Nearest Highway:** NY-5, NY-5S, NY-10  
**Nearest Commercial Airport:** Albany International (50 Minutes)  
**Nearest General Aviation:** Fulton County Airport (17 Miles)  
**Traffic Pattern:** 23,000 vehicles per day via I-90 (full visibility in both directions)



### GOVT. & COMMUNITY

**Fire Protection Provider:** Town of Canajoharie / Canajoharie VFD  
**Nearest Station:** .5 Mile  
**Police Protection Provider:** Canajoharie Police Department  
**Nearest Station:** .5 Miles  
**School District:** Canajoharie CSD  
**Rescue Squad Provider:** GAVAC  
**Nearest Station:** Less than .5 Mile





## E29 EAST REDEVELOPMENT PROGRESS

In April 2021, Montgomery County entered into a Purchase-And-Sale agreement with E29 Labs to develop a commercial cannabis growing and processing facility on the eastern 19.6 acres of the Exit 29 site.

- E29 Labs has exclusive rights for up to twelve months to conduct additional review of the property including environmental testing, site prep and site plan development.
- Investment of resources for site prep work and any necessary remediation at company's cost.
- Projected Phase 1: Rehabilitation of the existing 60,000 sq. ft. structure to include cannabis cultivation, processing, laboratory and packaging functions.
- Projected Phase 2: Construction of state-of-the-art greenhouse and support facilities covering an additional 100,000 sq. ft.
- Projected Phase 3: Expansion of both greenhouse and indoor production capacity as well as a public facing cannabis education facility that will allow members of the public to learn about responsible cannabis production and consumption.\*

**E29 Labs anticipates creating hundreds of jobs through a multi-phased development process based upon industry regulations created by New York State.**

### MONTGOMERY COUNTY QUICK FACTS

- Major Market Access
- Excellent Transportation Infrastructure
- 1+ Million Population Base Within 60 mi.

**OVER 56 MILLION PEOPLE WITH A TOTAL PERSONAL INCOME OF \$3 TRILLION** within a 5 hour drive

- Close Proximity to-
  - NYC, Boston, Montreal, Philadelphia, Hartford
  - 18% of all US and Canadian retail sales
  - 22% of all US and Canadian wholesale receipts
- Minutes From New York's Capital District
- Eight 4-Year Colleges Within an Hour
- Four Community Colleges Within 30 mi.
- 30 minutes from high tech hub including Global Foundries and Luther Forest Technology Campus

### MONTGOMERY COUNTY INVESTMENT INCENTIVES

- Taxable/Tax Exempt Industrial Development Bonds
- Incentive Packages
- Direct Revolving Loan Fund Financing
- Tax Abatement Programs
- Montgomery County Economic Dev. Program
- Financial Packaging
- Grant Writing and Administration
- Real Estate Development

\*The company is actively working on the design and business planning for the project. Due to the developing nature of the newly emerging cannabis market in New York however, the actual plans may differ from the phasing outlined above.