

OUR MISSION

{ Strengthen and Grow the
Mohawk Valley Economy

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THE HUB
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Marcy NanoCenter

Utica-Marcy | New York
43° 08' 43.98" N; 75° 14' 38.18" W



MARCY
Nanocenter at **SUNY Polytechnic Institute**

**SUNY
POLY**

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SITE INTELLIGENCE



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**MOHAWK VALLEY
EDGE**
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Located within Central New York's world-class technology campus, Marcy NanoCenter is home to SUNY Polytechnic Institute, Wolfspeed | CREE and Danfoss.

In collaboration with the Town of Marcy and Oneida County, Mohawk Valley EDGE has identified THE HUB @MNC as a top-tier development opportunity. A recently completed pre-development analysis and site plan approval have been obtained for manufacturing, warehousing and distribution.

"Where high-tech industry connects with green pastures and city vistas."

- 17+ acre site suitable for up to 150,000 SF of buildings; including areas for parking and stormwater
- Planned Development: zoning for nanotechnology manufacturing
- Highway connectivity; <10-minute drive to NYS Thruway (I-90) with proximity to I-87 and I-81
- Municipal water and sewer provided at the curb, provided by Mohawk Valley Water Authority, Oneida County Sewer District and Town of Marcy Town Sewer
- Natural gas and electric adjacent to site
- Site Plan Approval within 45-60 days; Town of Marcy Planning Board
- General aviation: FBO @ Griffiss; 0:60 to SYR and 1:40 to ALB

Site PLAN

TOTAL PROJECT

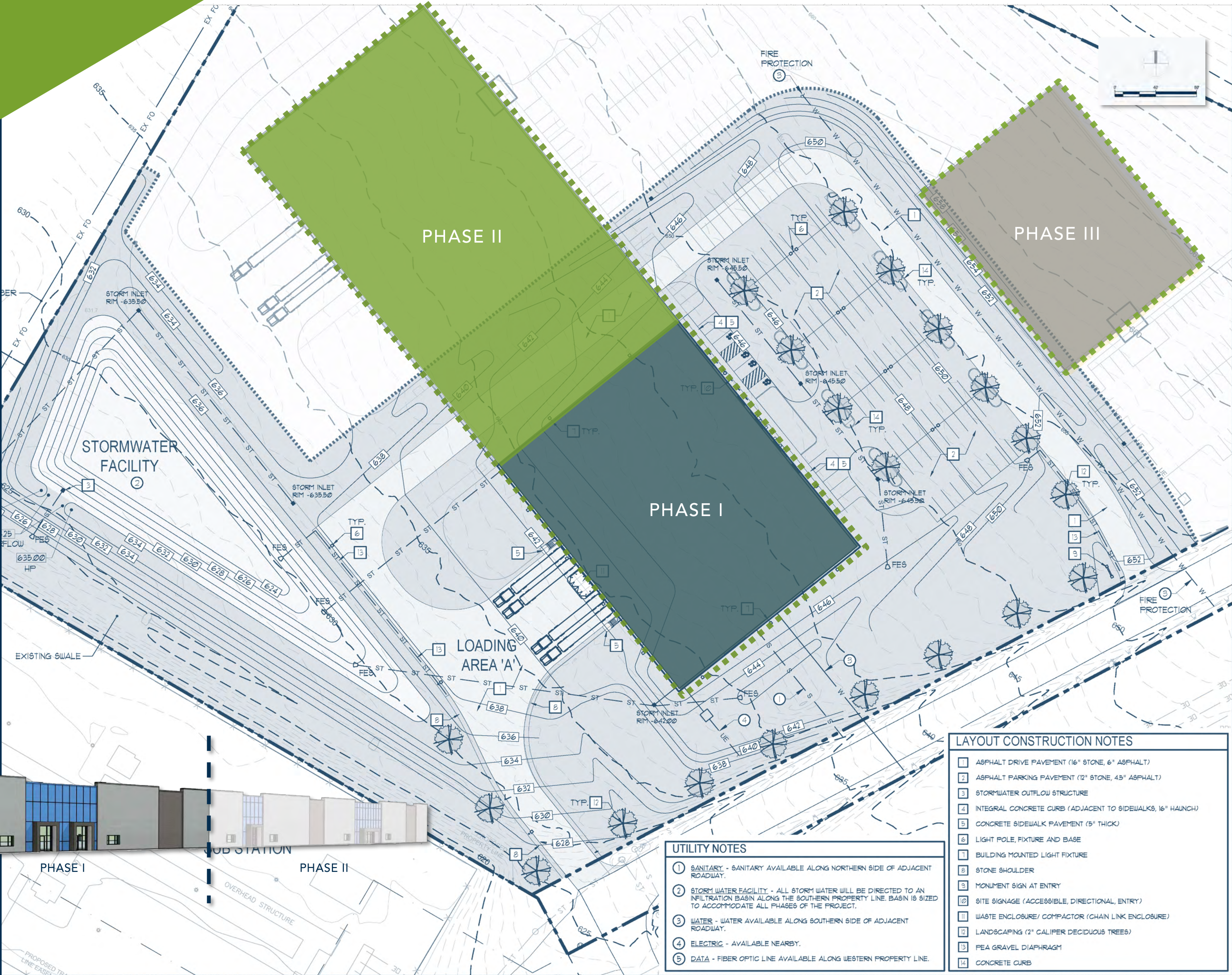
150,000 SF

PHASED APPROACH

- PHASE I 50,000 SF
- PHASE II 70,000 SF
- PHASE III 30,000 SF

PARKING

1 SPACE PER 500 SF



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- ### UTILITY NOTES
- ① SANITARY - SANITARY AVAILABLE ALONG NORTHERN SIDE OF ADJACENT ROADWAY.
 - ② STORM WATER FACILITY - ALL STORM WATER WILL BE DIRECTED TO AN INFILTRATION BASIN ALONG THE SOUTHERN PROPERTY LINE. BASIN IS SIZED TO ACCOMMODATE ALL PHASES OF THE PROJECT.
 - ③ WATER - WATER AVAILABLE ALONG SOUTHERN SIDE OF ADJACENT ROADWAY.
 - ④ ELECTRIC - AVAILABLE NEARBY.
 - ⑤ DATA - FIBER OPTIC LINE AVAILABLE ALONG WESTERN PROPERTY LINE.

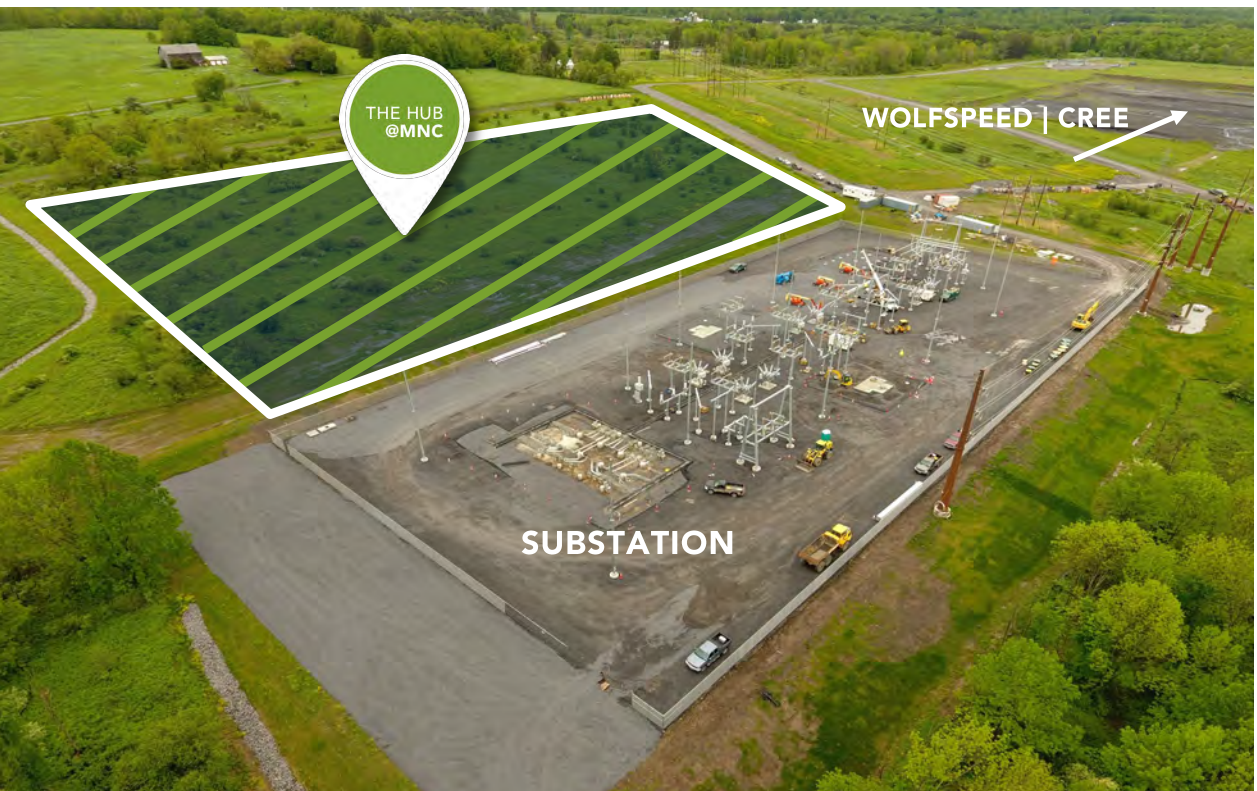
- ### LAYOUT CONSTRUCTION NOTES
- 1 ASPHALT DRIVE PAVEMENT (16" STONE, 6" ASPHALT)
 - 2 ASPHALT PARKING PAVEMENT (12" STONE, 4.5" ASPHALT)
 - 3 STORMWATER OUTFLOW STRUCTURE
 - 4 INTEGRAL CONCRETE CURB (ADJACENT TO SIDEWALKS, 16" HAUNCH)
 - 5 CONCRETE SIDEWALK PAVEMENT (5" THICK)
 - 6 LIGHT POLE, FIXTURE AND BASE
 - 7 BUILDING MOUNTED LIGHT FIXTURE
 - 8 STONE SHOULDER
 - 9 MONUMENT SIGN AT ENTRY
 - 10 SITE SIGNAGE (ACCESSIBLE, DIRECTIONAL, ENTRY)
 - 11 WASTE ENCLOSURE/ COMPACTOR (CHAIN LINK ENCLOSURE)
 - 12 LANDSCAPING (2" CALIFER DECIDUOUS TREES)
 - 13 FEA GRAVEL DIAPHRAGM
 - 14 CONCRETE CURB



CREE | Wolfspeed is leading the way in transitioning the industry from silicon to silicon carbide to support the growing electric vehicle (EV) and 4G/5G mobile industrial markets.

The new state-of-the-art facility, currently under construction, will be automotive qualified and 200mm capable. The facility will become the World's Largest Silicon Carbide production facility.

- 454,000 SF FAB STRUCTURE
- \$1.28B INVESTMENT
- OPERATIONAL Q2 2021
- 600+ ANTICIPATED JOB CREATION



Danfoss, headquartered in Nordborg, Denmark, which operates 130 offices across 39 countries, chose Quad C at SUNY Polytechnic Institute campus for their commercial packaging operations of silicon-carbide components for industrial, automotive and renewable energy applications.

Nanotech Lives HERE

Building upon rich manufacturing heritage, New York is among the leading states in vastly growing Nanotech and Advanced Computing ecosystem nanotechnology.



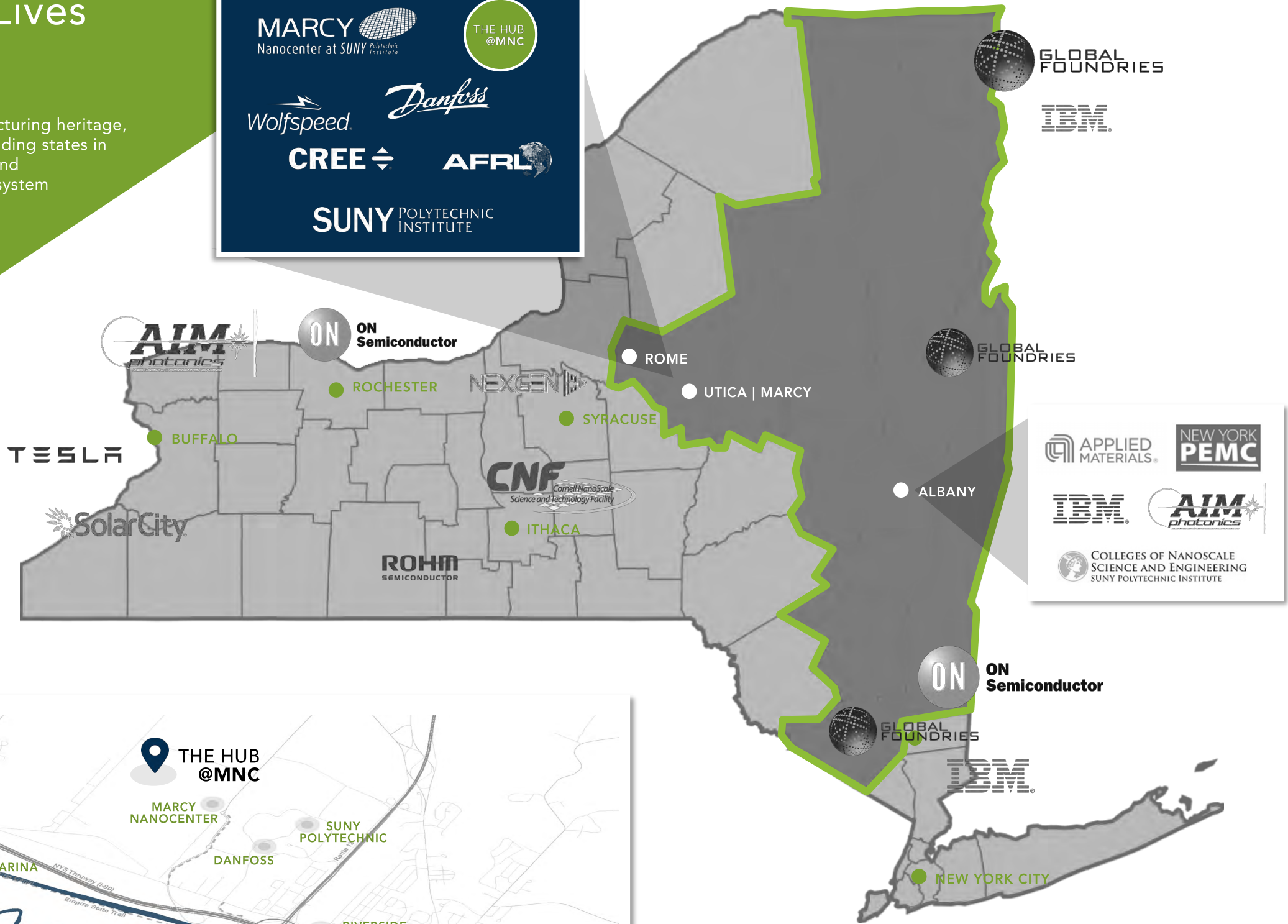
MARCY Nanocenter at SUNY Polytechnic Institute

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Wolfspeed Danfoss

CREE AFRL

SUNY POLYTECHNIC INSTITUTE



Boasting some of the most affordable real estate in New York State, the Utica-Rome MSA is increasingly attracting corporate investment in manufacturing, R&D, and high-tech. This region is the geographic center of Upstate New York along the Erie Canal, including the historic urban centers of Utica, Rome, and Amsterdam.



TECH VALLEY

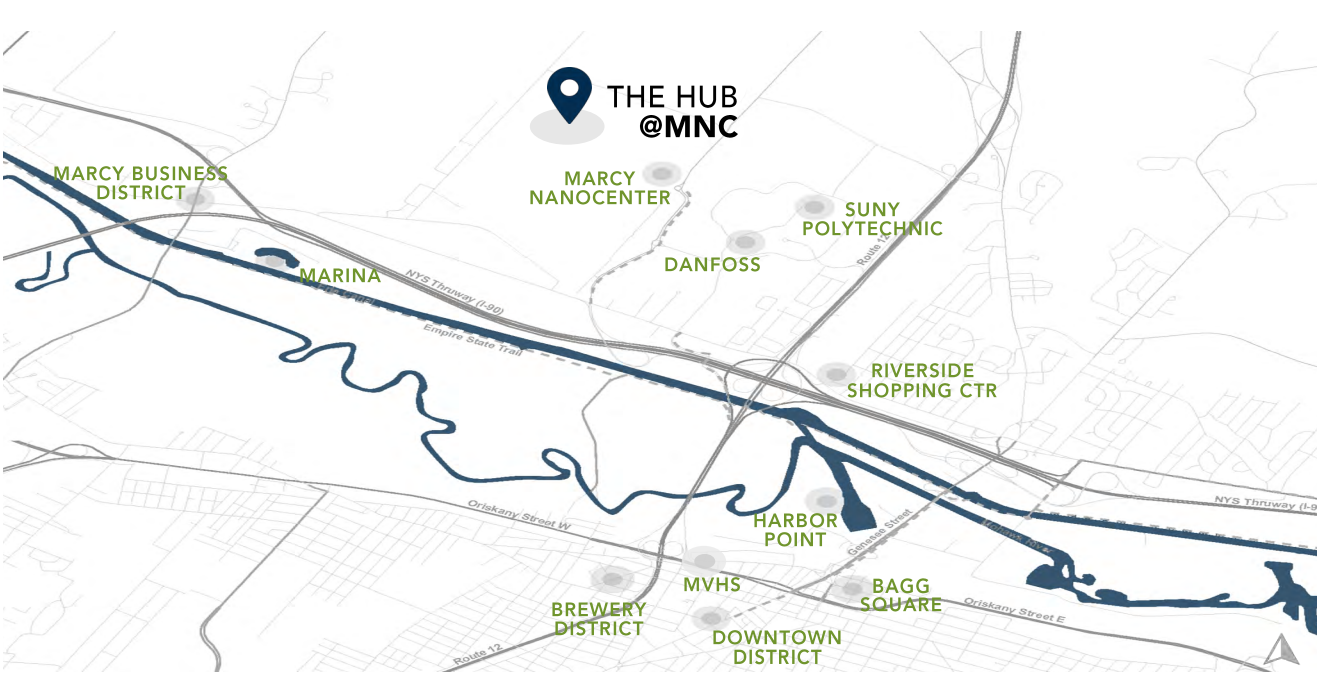
Spanning over 250 miles from north of New York City and up to the Canadian border, Tech Valley is an internationally recognized hub of tech companies and educational institutions.

UAS DRONE COORIDOR

This 50 mile unmanned traffic management drone corridor runs from Central New York to the Mohawk Valley and is the most advanced in the nation; taking us one step closer towards the routine commercial use of drones.

IT'S ALL ABOUT LOCATION

Just minutes from Downtown Utica, THE HUB @MNC is situated amongst the region's best shopping, dining, entertainment, recreation and cultural attractions. Proximity to Masonic Medical Research Center (MMRI), Mohawk Valley Health Systems' (MVHS) Downtown Medical campus, and the region's largest employers create an ideal work-life balance.



UTICA | NEW YORK



Mohawk Valley EDGE (MVEDGE) is a not-for-profit regional Economic Development Organization, serving the Utica-Rome MSA. MVEDGE provides professional staff support to local development corporations, industrial development agencies, and industrial development corporations in Oneida County; managing a diverse portfolio of prime development sites, industrial facilities, and professional buildings.

Our well-rounded staff of professionals includes experts in planning, underwriting, accounting, marketing, and real state development who will work side-by-side with your team from concept to construction – and will coordinate, on your behalf, the universe of state, local, and private incentives, including cash grants, tax credits, ED loans, tax abatements, increment financing, and workforce training incentives.

Situated in the heart of New York State, the Mohawk Valley Region is within close proximity to all major markets in the Northeastern United States and Southeastern Canada. Within 300 miles you will find 25% of the total population of the U.S. and Canada, and even a greater vast market area.

The popularity of homegrown arts, professional sports, craft food & beverages, and adventure tourism make the Mohawk Valley a globally-recognized destination for families, visitors, and talent. The region is home to numerous academic and research institutions.

MAJOR INDUSTRIES SERVED

- DISTRIBUTION & WAREHOUSING
- RESEARCH & DEVELOPMENT
- INSURANCE | FINANCE
- AGRICULTURE
- EDUCATION
- CRAFT FOOD & BEVERAGE
- INDUSTRIAL MANUFACTURING
- CYBERSECURITY & TECHNOLOGY
- HEALTHCARE | MEDICAL
- SOCIAL SERVICES
- ARTS & ENTERTAINMENT
- TOURISM

REGIONAL EMPLOYERS

Oneida Indian Nation	4,750
Bassett Healthcare	4,267
Mohawk Valley Heath System	4,200
Upstate Cerebral Palsy	1,604
Resource Center for Independent Living	1,250
Air Force Research Lab	1,184
Utica National Insurance Group	1,112
Defense Finance and Accounting Service	1,100
The Hartford	1,080
Rome Memorial Hospital	1,025
Wal-Mart Stores Distribution Center	1,011
MetLife	1,000
The Masonic Care Community of NY	900
Remington Arms	900
BNY Mellon	835
Bank of America	(+) 700
The Arc, Oneida-Lewis Chapter	700
Hamilton College	695
Indium Corporation	650
Mohawk Valley Community College	554
ConMed	509
Briggs & Stratton	500

Data: 2019-20

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