

**FOR
SALE**

85 & 91 VISTA BLVD

SLINGERLANDS, NY 12159

VISTA TECHNOLOGY CAMPUS



+/-11.45 ACRE COMMERCIAL / INDUSTRIAL LAND

GREAT LOCATION WITHIN THE VISTA TECHNOLOGY CAMPUS

SURROUNDED BY NUMEROUS RETAIL AMENITIES

LOCATED WITHIN ONE OF THE MOST AFFLUENT ZIP CODES IN THE CAPITAL DISTRICT

MINUTES FROM UNIVERSITIES AND HOSPITALS

EASY ACCESS TO I-87 AND I-90

MUNICIPAL WATER & SEWER

IDA DEVELOPMENT INCENTIVES AVAILABLE

MIXED ECONOMIC DEVELOPMENT DISTRICT (MED) ZONING

TAXES: \$4,455.91

FOR SALE

\$1,150,000

\$100K PER ACRE

**FOR MORE
INFORMATION
PLEASE
CONTACT**

RUDY R. LYNCH, CCIM
Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services

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VISTA TECHNOLOGY CAMPUS

Vista Technology Campus is a 440-acre site offering a wide range of first-class office and retail space. The campus is home to the new 65,000 square-foot ShopRite Supermarket, SEFCU Federal Credit Union, and Berkshire Bank. The park includes landscaped grounds, and access to nature trails and bike paths.



Situated on Route 85, a four lane arterial highway in Bethlehem, New York. It is approximately 4.5 miles south of Albany Nano Tech, as well as the Exit 24 interchange of the New York State Thruway, I-87 and I-90.



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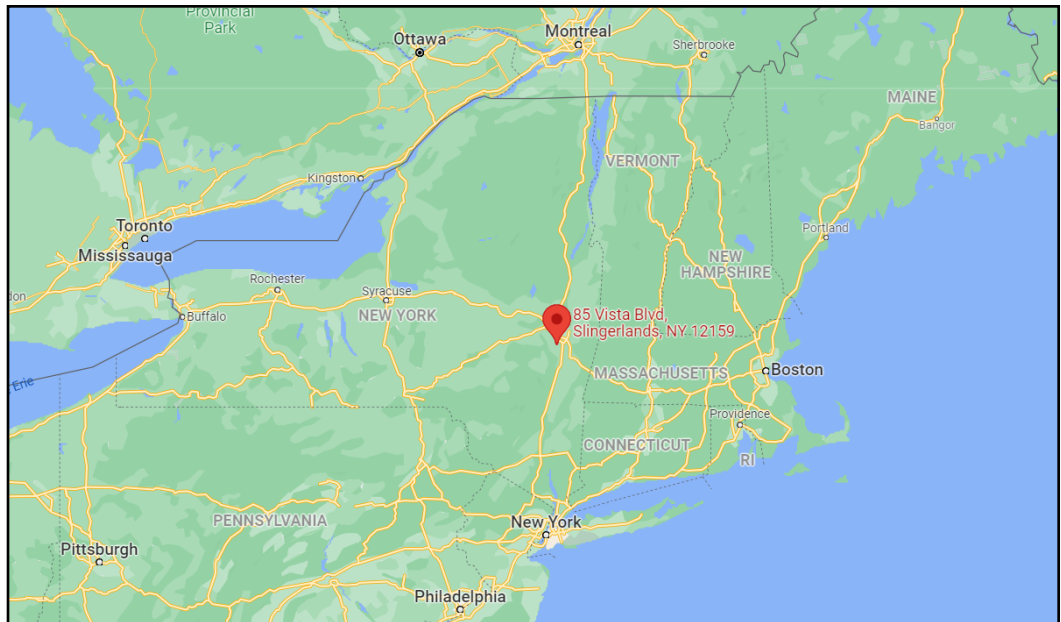
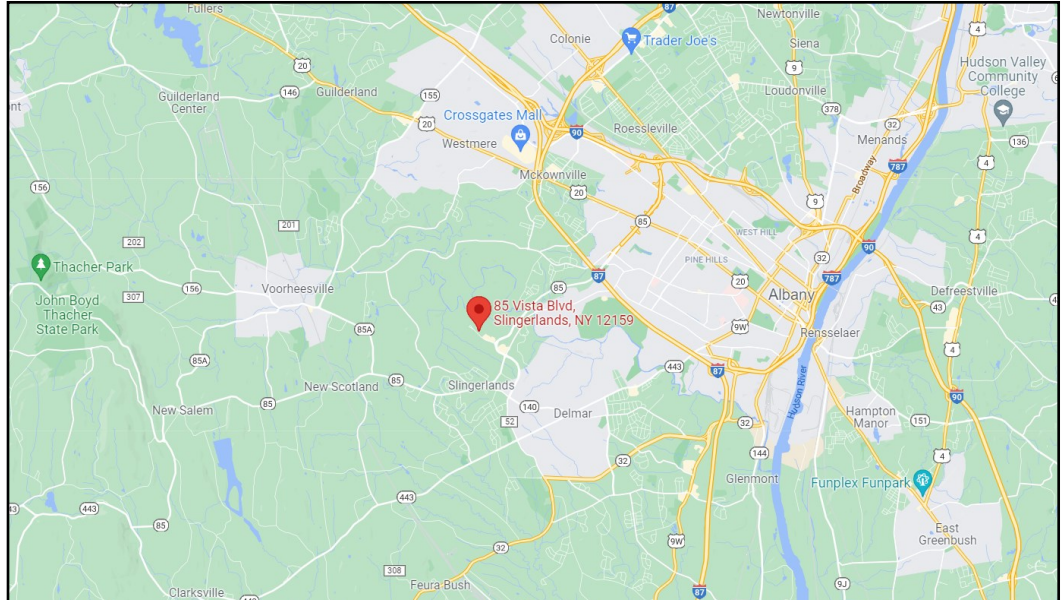
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LOCATION



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DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	10,535	140,715	320,814
2021 Population	10,977	139,906	321,586
2026 Population Projection	10,997	138,931	320,265

Households

	2 mile	5 mile	10 mile
2010 Households	4,716	58,288	132,896
2021 Households	4,903	57,745	133,107
2026 Household Projection	4,909	57,286	132,523

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$117,325	\$92,305	\$93,041
Median Household Income	\$92,672	\$69,741	\$72,889

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$288,192	\$236,523	\$239,111
Median Year Built	1974	1955	1960

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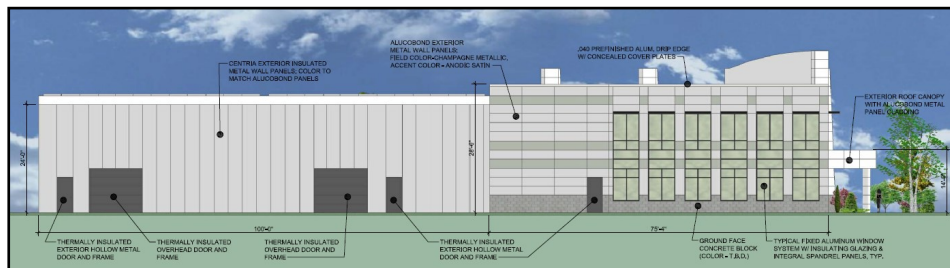
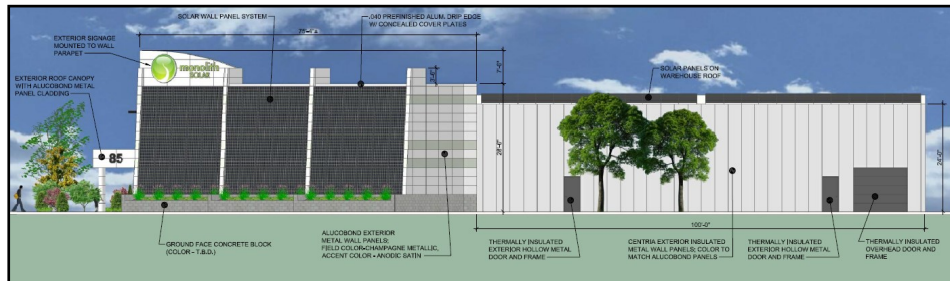
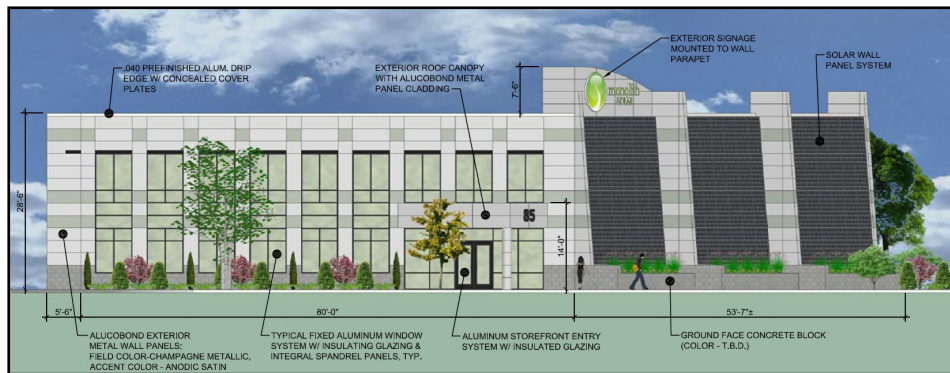
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PREVIOUSLY
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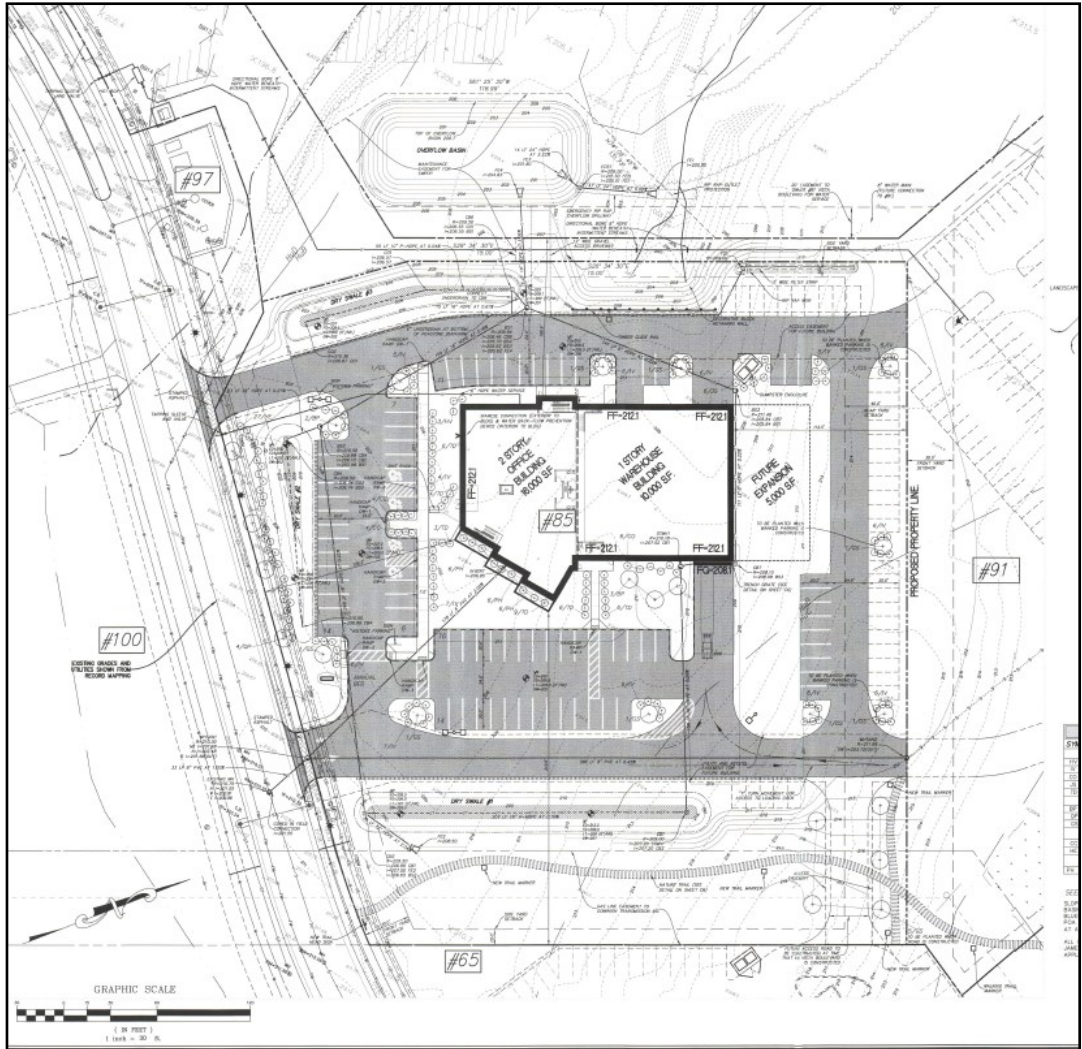
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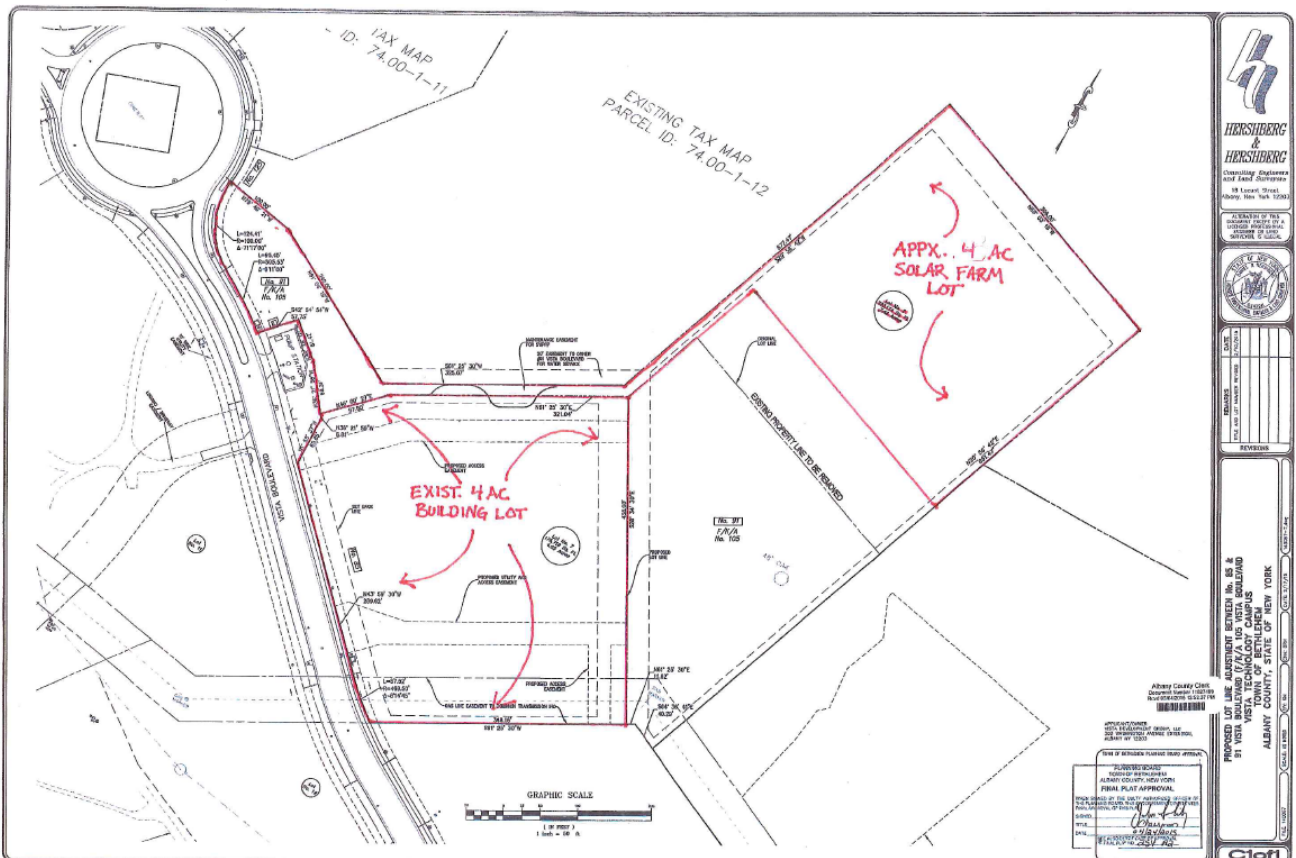
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SURVEY



Cert 254 CF A2 03/17/2015

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PHOTOS



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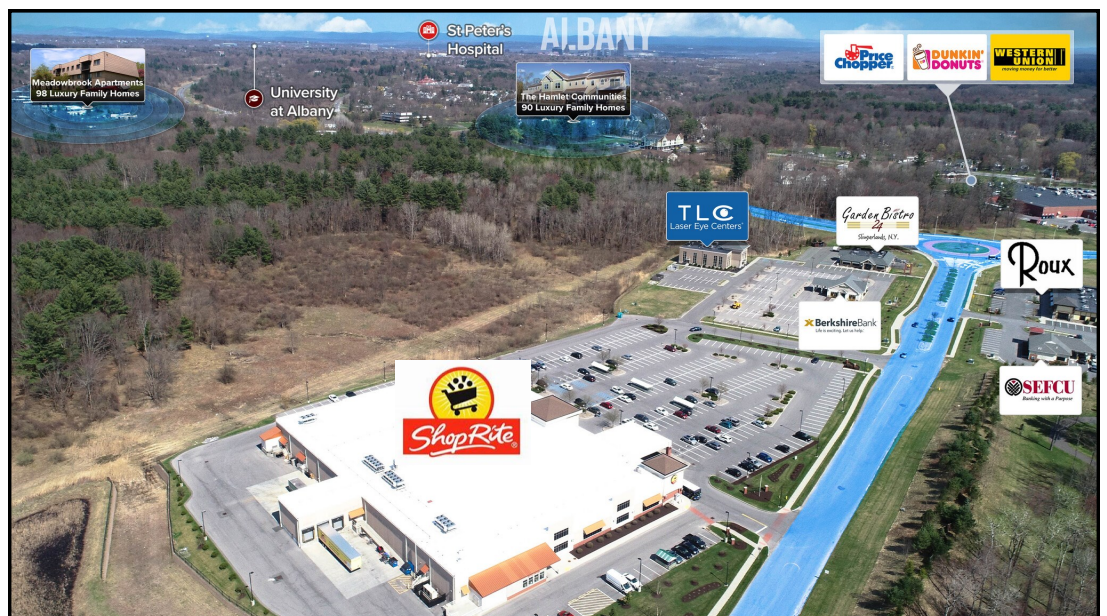
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AERIAL
VIEW



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IDA INCENTIVES

The Bethlehem Industrial Development Agency is charged with increasing the Town's commercial tax base through economic development initiatives that actively promote, encourage, attract and develop job opportunities and economically sound businesses for the Town.

The IDA can provide four basic forms of financial assistance to qualified applicants in order to promote the economic welfare for residents of Bethlehem:

Exemption from Mortgage Recording Tax

Exemption from State and Local Sales and Use Tax

Real Property Tax Abatement (PILOT Agreement)

Issuance of Taxable and Tax-Exempt Bonds

Projects that may be eligible for IDA assistance include: manufacturing, warehousing, commercial, industrial, research, industrial pollution control and recreation.

For full details on the Tax Incentives offered by the Bethlehem IDA please refer to the Uniform Tax Exemption Policy found in the Bethlehem IDA Policy Manual.

To learn more about IDA assistance and if your business and project would qualify please contact:

Elizabeth Staubach, Economic Development Coordinator at 518-439-4955 ext. 1189 or estaubach@townofbethlehem.org.



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