

# RESOURCES

& RESULTS

Spring 2016



## BUILDING A MANUFACTURING BASE *One Start-up at a Time*

In Orange County, NY, where the landscape is dotted with Fortune 500 and International corporations, the importance of entrepreneurship and the need to launch and nurture new-businesses has not gone unnoticed. Powered by the Orange County Industrial Development Agency, The Accelerator, a certified New York State incubator, is strategically located adjacent to Stewart International Airport with proximity to major interstate highways. With the focus of bringing manufacturing back to the Mid-Hudson Valley, The Accelerator works to attract manufacturing-based start-up businesses by providing below-market occupancy costs, workforce training, mentoring programs, easy access to experienced professionals and a high-tech plug-and-play environment with SMARTT Pods and a host of other resources.

**Fashion Design & Production** is undergoing a revival in the Hudson Valley, and The Accelerator has the tools to make it happen.

The Accelerator's "Sewing Center" complete with sewing SMARTT POD, is equipped with all the tools needed for craftsmanship, creative collaboration and small-run sewing production.

From clothing to accessories, on-site access to these machines provide a much-needed source of manufacturing space and materials. Additionally, its fashion technology **Tukatech** (one of the fastest growing CAD programs in the industry) makes pattern development and alteration easier by saving more than half the time.

In Orange County, Bell Flavors and Fragrances, Takasago International Corporation, Auro Chemical and a burgeoning food and beverage cluster present opportunities for the **bottling industry**, one of the fastest growing in the region. From drinks, to scents, to soap, Orange County provides an institutional foundation for entrepreneurs seeking to find their niche.

The ever-growing food and beverage industry cluster has triggered a renaissance among producers of hand-crafted specialty foods. The Accelerator, through its **Artisan Food Manufacturing POD**, provides the means to expand beyond one's kitchen into a space equipped with modern food processing equipment, allowing you to grow your business with quality, consistency and authenticity.

The Mid-Hudson Region, a premier tourist location based on its scenic beauty, local agriculture, food and beverage industry, arts, culture, history, and recreational assets, as well as its proximity to New York City, is the perfect location for the development of specialty products. **Artisan Manufacturing** includes a wide range of product development such as jewelry, mold making and home organizational products. The Accelerator nurtures the creative process into a fully-functional business by assisting with product development, assembly and marketing.

Finally, **The Accelerator without Walls** brings the onsite services of the Accelerator to the support of existing, established manufacturing companies located in Orange County, NY, at no charge. This support leverages our team of scientists, engineers and business experts to assist our clients in areas such as, but not limited to, production and development support, efficiency evaluation, and market research.

For more information about The Accelerator, contact Laurie Villasuso at **(845) 234-4192** or [lvillasuso@ocnyida.com](mailto:lvillasuso@ocnyida.com)

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# ALL WORK, NO PLAY

*The famous proverb “All work and no play makes Jack a dull boy” has new meaning in our fast-paced global business environment.*

Orange County, NY boasts countless amenities, among them, an abundance of cultural and recreational offerings. Some of New York State’s biggest attractions are right here in Orange County, including West Point, Storm King Art Center, and Woodbury Common Premium Outlets. Orange County, just 50 miles from New York City, is a place to dine on the Hudson River, visit wineries, raft the Delaware River, or hike the Appalachian Trail. Most of all, it’s a place to have fun!

### Here are two area favorites:

In the Village of Chester, **The Castle Fun Center** is completing a \$3 million project that will add new rides and attractions. Its indoor arcade will be expanded for private parties. More than 200,000 visitors from the tri-state area “play” at the Castle each year.

In the Town of Warwick, new life has been breathed into the former Mid-Orange Correctional Facility where the subject has changed from prison to play. **The Warwick Yard Sports Village** is the home of 38 acres of outdoor fields, dorms, fitness trails along a lake, and a 35,000 square-foot field house for teams to train and play.




## FEATURED PROPERTIES

 **3 Enterprise Drive,  
Newburgh, NY**

This 340,000 SF building in the Stewart International Airport Park has 180,000 SF available immediately for lease. Located less than three miles from the NYS Thruway and I-84, this prime warehouse or manufacturing space features 9 dock doors and 1,600 amps of power available.

 **33 Jessup Switch Road,  
Goshen, NY**

20,000 SF is still available in this brand new flex space building, for lease. The building has electric and natural gas service and can be divided into 10,000 SF units.

 **Hamptonburgh Business  
Center, Hamptonburgh, NY**

If you’re looking to construct an industrial building in a business-friendly municipality, then this 37 acre parcel could be the one. Located three miles from Interstate 84, this property is adjacent to the Norfolk Southern rail line.

For more information about locating in Orange County, contact Bill Fioravanti at [bill@ocpartnership.org](mailto:bill@ocpartnership.org) or call 845.294.7215.



# OPEN AND READY TO DO BUSINESS

*The Town of Wallkill’s numbers speak for themselves.*

The number of projects under construction and in the pipeline reflect their pro-business environment. Under the leadership of **Supervisor Dan Depew**, the Town of Wallkill has demonstrated excellence in economic development by creating Orange County’s “medical mile,” supporting the attraction of cutting-edge high tech manufacturing, working closely with commercial developers and creatively altering traffic patterns to facilitate balanced growth and capital investment.

Wallkill’s “medical mile” is teaming with clinics and doctors’ offices, a major medical-insurance provider and myriad auxiliary services. The “medical mile” cluster is anchored by **Orange Regional Medical Center**, the first new hospital constructed in NYS in the past 25 years, and **Crystal Run Healthcare**, the fastest growing privately held healthcare provider in NYS. This slice of the town accounts for more than a third of the 12,440 ambulatory, health care and hospital jobs in Orange County.

The Town of Wallkill has been facilitating the formation of a new cluster of high-

tech manufacturing in Orange County. **President Container Group’s** state-of-the-art facility produces in excess of 2.2 billion square feet of corrugated products each year and has recently gone “Green” with the use of renewable solar energy. Aerospace giant **Pratt & Whitney** built an advanced manufacturing space for its new Technical Coating Systems operations. Pratt recently acquired **Advance Coating Technologies** and, through this venture, will apply state-of-the-art coatings to engine turbine components, including blades and vanes, through the use of advanced manufacturing processes. And with aggressive support from the Town, **Piller USA**, a manufacturer of uninterruptible power supply (UPS) and converter systems, chose to continue doing business in the county.

Over the past 15 years, **Frassetto Companies**, a privately owned real estate developer, has developed more than 1.5 million square feet of high tech industrial, office and retail parks in the tri-state area. More than 650,000 square feet have been developed in Orange County with nine properties completed and three more under construction in the Town of Wallkill.

Finally in the realm of altering traffic patterns, the Town of Wallkill, in 2015, opened a new tunnel roadway, connecting the Galleria Mall and the Orange Plaza, causing a renaissance in the latter’s development. A new roundabout was installed, which joins key roadways that run through Wallkill, Wawayanda and Middletown to redesign a dangerous intersection and create a new gateway into the town.

For its consistent contributions to economic development, The Town of Wallkill has been named the recipient of the 2016 Orange County Partnership Most Valuable Partner Award.

*The Town of Wallkill is open and ready for business.*

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