

Canalside Energy Park

470 Lock 8 Way, Fort Edward, NY 12828



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PROPERTY SUMMARY REPORT

We are excited to present 470 Lock 8 Way, Canalside Energy Park, a 78.84-acre industrial-zoned site with prime access to major transportation routes, rail, and potential canal access. There is an available 41,000 SF clear-span building features 32' center clearance, 13 overhead doors, and surrounding space. Key highlights include a 34.5 KV substation, fiber optic connectivity, stormwater system, and concrete pavement. The property sale includes a water system (to be installed); the sewer system is the purchaser's responsibility.

PROPERTY HIGHLIGHTS

- Zoned Industrial
- Located Near Major Transportation Routes
- 15 Minutes to the [Floyd Bennett Memorial Airport](#)
- Site Rail Spurs ~Estimated 8,410 linear feet of rail line and 2 switches
- 34.5 KV Substation
- Fiber Optic Connectivity
- Stormwater System
- ±41,000 SF Warehouse
- ±25,000 SF Warehouse

OFFERED AT \$8,000,000



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PHOTOS

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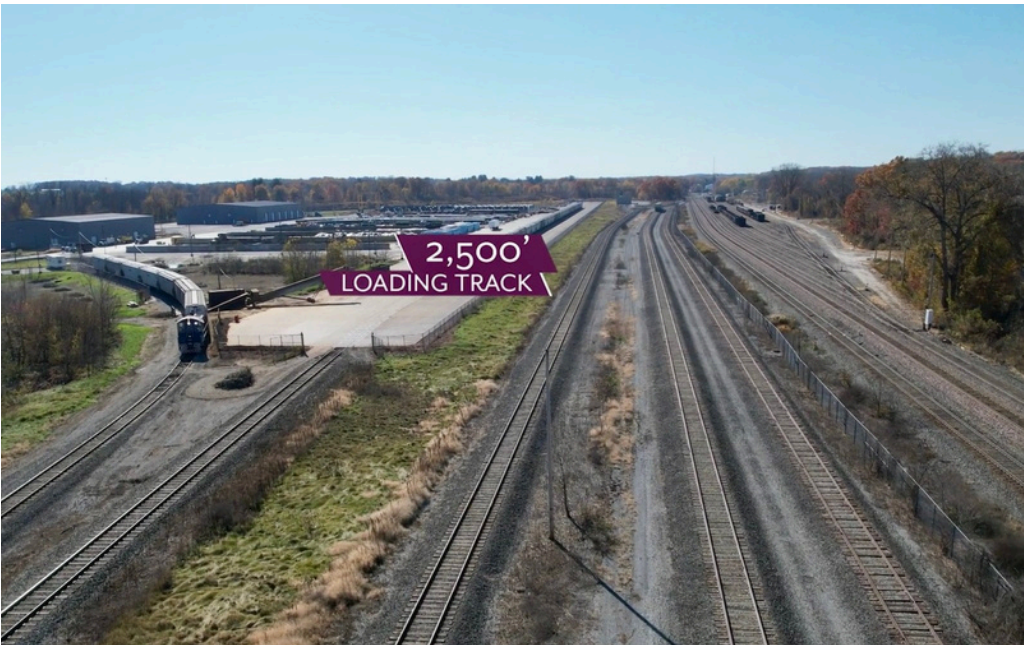
± 41,000 SF
Building

An aerial photograph of an industrial facility. In the foreground, there is a large, light-colored building with a gabled roof. To its right is a large paved area with several stacks of materials. In the background, a long rail yard with many freight cars is visible. The surrounding area is filled with trees showing autumn foliage.



± 25,000 SF
Building

An aerial photograph of an industrial facility, similar to the one in the first image. It shows a large building, a paved area with material stacks, and a rail yard in the background. The surrounding area is filled with trees showing autumn foliage.



2,500'
LOADING TRACK

An aerial photograph of a long rail yard with multiple tracks. A train is visible on the left side of the tracks. The surrounding area is filled with trees showing autumn foliage.



GATED
34.5 kV POWER SUBSTATION

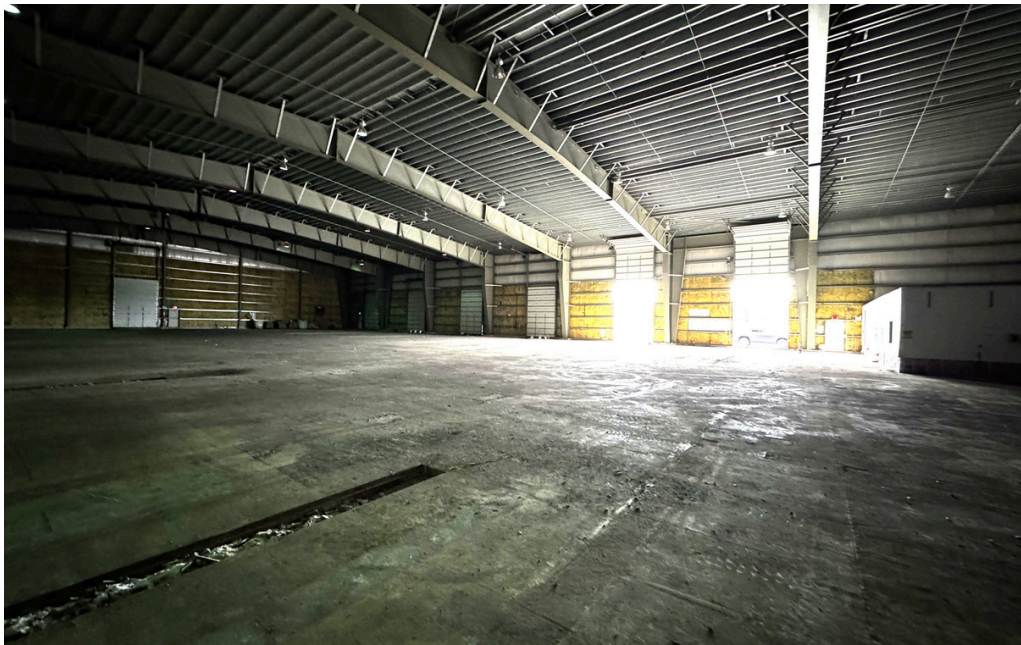
An aerial photograph of a gated power substation. The substation is located in a grassy area with trees in the background. It features several large cylindrical tanks and a gate. The surrounding area is filled with trees showing autumn foliage.

PHOTOS

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LINKS

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[Drone Video](#)



[IDA Fact Sheet](#)



[2021 Opportunity Analysis Study](#)



[Fast NY Water & Sewer Grant Press Release](#)