



**NEWMARK**

150± Acres\* For Lease

# 1916 US ROUTE 9W

Coeymans  
New York 12143

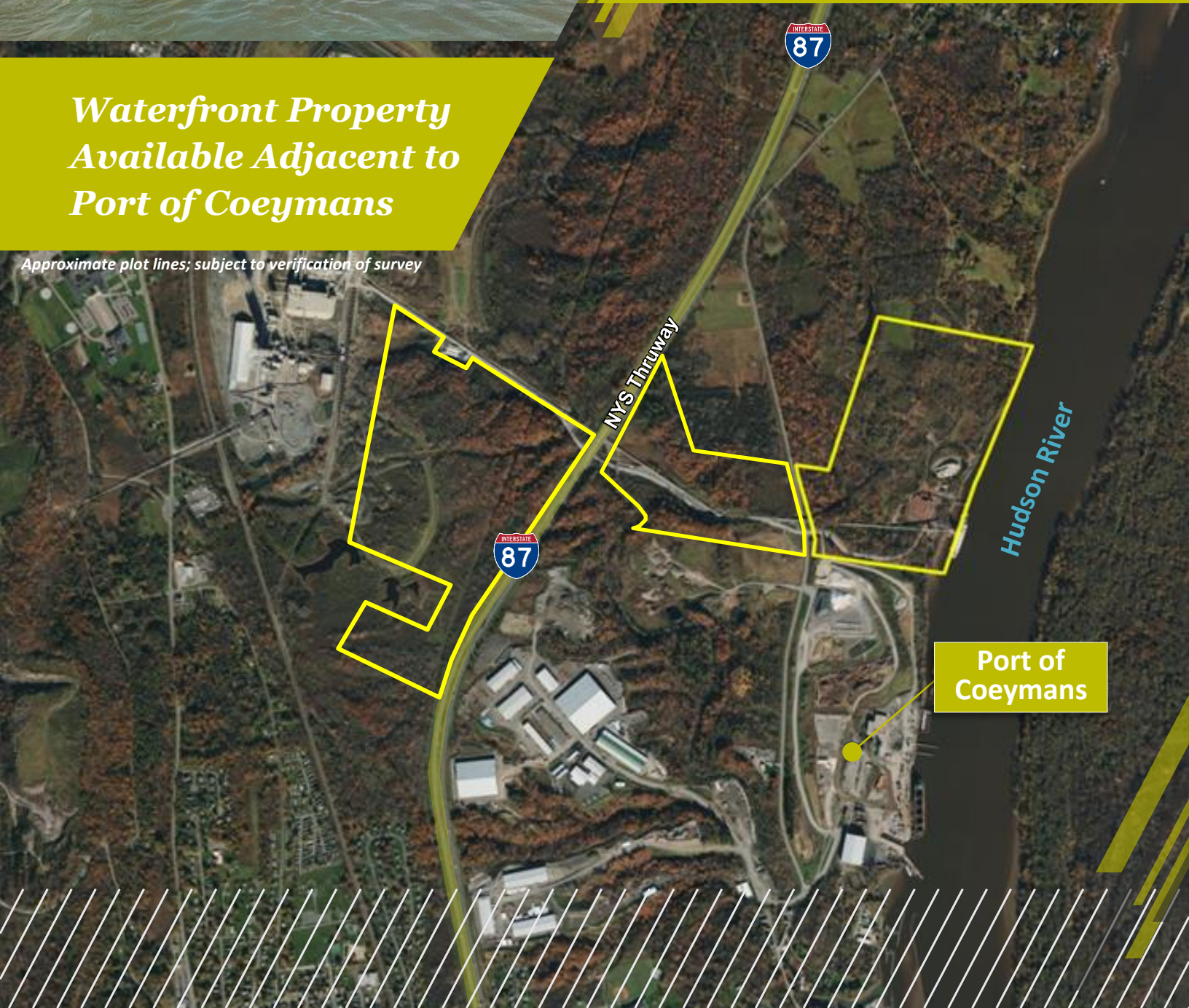
*Coeymans Land  
Opportunity with  
2,770± Feet Along the  
Hudson River*

\*Potential Additional Acreage Available



*Waterfront Property  
Available Adjacent to  
Port of Coeymans*

*Approximate plot lines; subject to verification of survey*



NYS Thruway

Hudson River

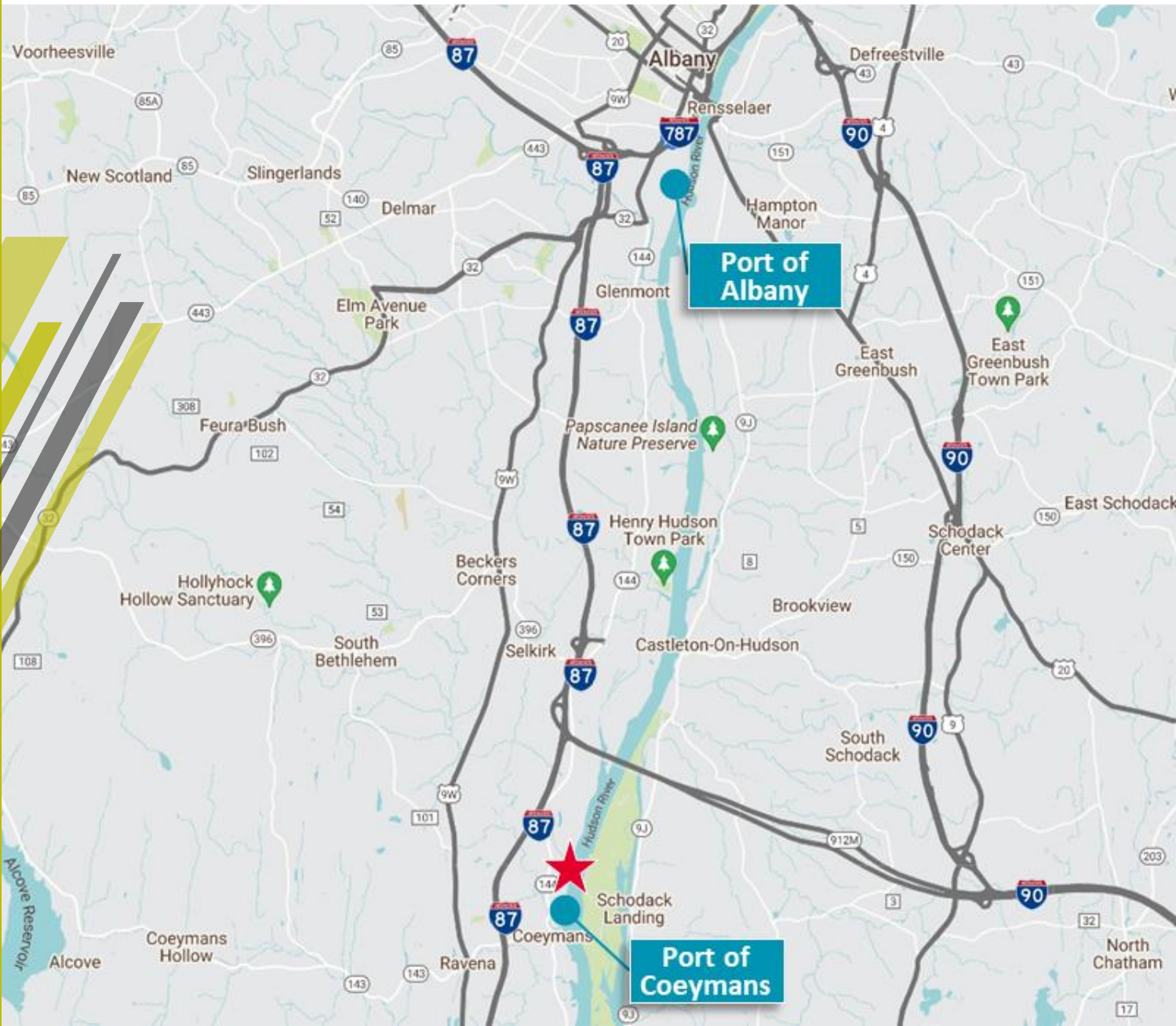
Port of  
Coeymans



## Property Highlights

- ❑ 2,000 LF Private Rail Spur
- ❑ 15 Mega Watts Existing Available
- ❑ Power Cement Kiln Fuels 20 Tons/Hour (potential blade recycling energy)\*
- ❑ Private Spud Barge Loading Dock 500 LF

\*fuel requires a permit from NYS DEC





**Scenario 1**



**Scenario 2**



*Scenario 3*



*Scenario 4*



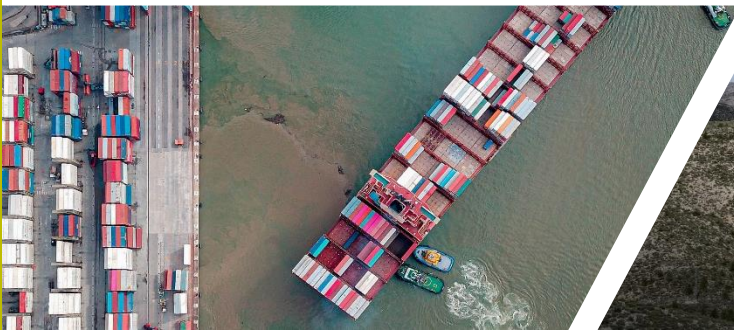
## New York's Third Competitive Offshore Wind Solicitation

The Climate Leadership and Community Protection Act mandates that at least 70% of New York's electricity come from renewable energy sources by 2030. New York State is well on the way to developing 9,000 megawatts of offshore wind energy by 2035 and 100% carbon free electricity system by 2040. This initiative will create long-term workforce opportunities and billions in infrastructure. The highly-anticipated third solicitation includes the first phase of the nation-leading \$500 million investment in offshore wind ports, manufacturing, and supply chain infrastructure, establishing a nation leading total of \$700 million. As a national leader in clean energy policy, New York is emerging as the hub for the United States' growing offshore wind energy industry.

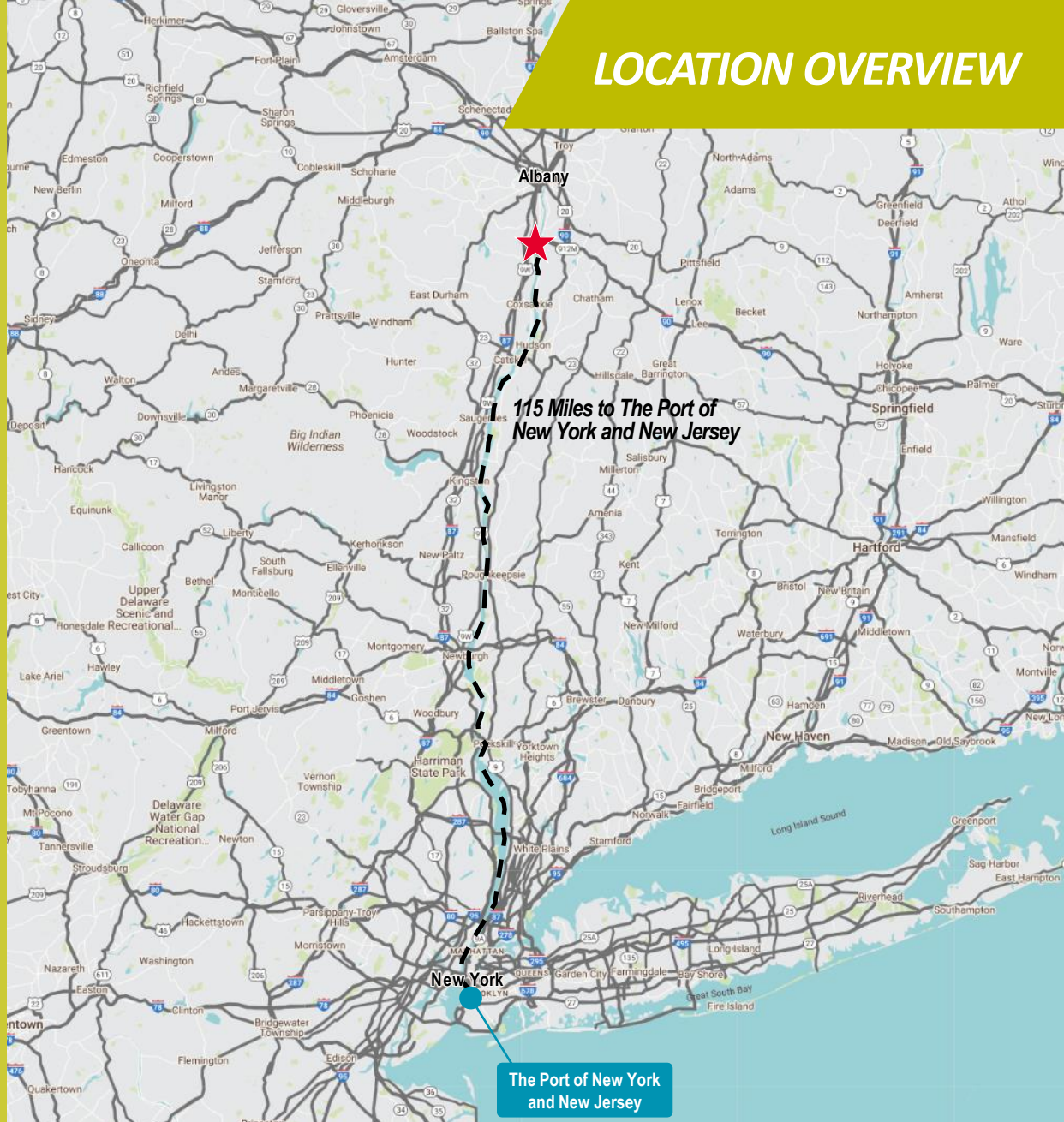
### Highlights

- Very large industry coming to the Atlantic continental shelf
- All builds will require a nearby port; over time manufacturing will move from primarily Europe to the United States

*Offshore wind energy is positioned to become a major source of affordable, renewable power for New York State*



# LOCATION OVERVIEW



## BLUE COLLAR WORKERS

0-10 Miles: 16%  
 0-20 Miles: 16%  
 0-50 Miles: 18%



## POPULATION

0-10 Miles: 92,681  
 0-20 Miles: 508,376  
 0-50 Miles: 1,410,336



## TOTAL BUSINESSES

0-10 Miles: 17  
 0-20 Miles: 226  
 0-50 Miles: 421



## MEDIAN AGE

0-10 Miles: 44.6  
 0-20 Miles: 41.5  
 0-50 Miles: 43.9



For more information, please contact:

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