

# OUR MISSION

Strengthen and Grow the  
Mohawk Valley Economy

MOHAWK VALLEY  
**EDGE**

MOHAWK VALLEY EDGE  
315.338.0393  
mvedge.org

# SKYLINE GATEWAY

**Skyline Gateway**  
Griffiss Business & Technology Park  
ROME, NY  
12 Acres





# SKYLINE

Once a Cold War Era Air Force installation, Griffiss Business and Technology Park has been transformed into a regional high-tech employment center. It is within a day's drive of one third the United States' economy and more than half the Canadian economy.

Griffiss is currently home to more than 70 employers consisting of national and local technology firms that are directly involved with the Air Force Research Laboratory – the crucible of research and innovation on Griffiss Park - with an estimated \$467,000 regional economic impact. Griffiss is also home to the UAS Test Site, which is one of seven FAA designated test sites in the United States.



- Site is approximately 13 acres of developable area / Available for Subdivision
- All utilities are located on-site
- Full ownership and control by the DCIDA
- Properly zoned for corporate campus/complex where office, hi-tech manufacturing, research and development, warehousing, logistics, and/or industrial suppliers can be co-located
- Survey & high-definition imagery available
- Highway connectivity; <15-minute drive to NYS Thruway (I-90)
- Site Plan Approval within 45-60 days; City of Rome Planning Board
- General Aviation Airport, US Customs, and FBO @ Griffiss; 0:50 to SYR and 1:40 to ALB Airports
-



# CONCEPT PLAN



40,500 SF Building

40,500 SF Expansion

40,500 SF Footprint



FUTURE EXPANSION

200 ft



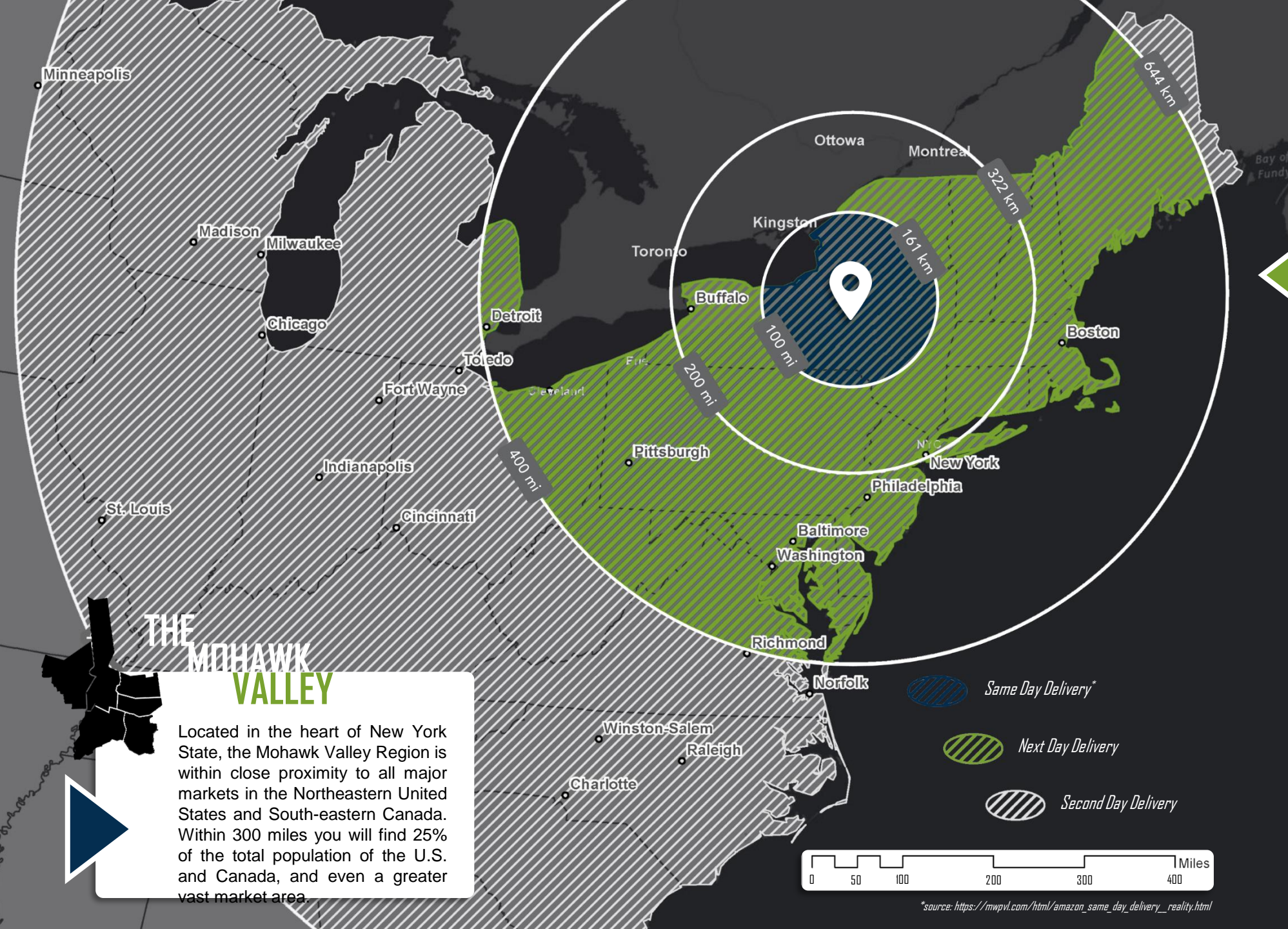
THOR DRIVE

# CONTOUR MAP



1" CONTOURS DERIVED IN 2019

# REGIONAL CONTEXT



## THE MOHAWK VALLEY

Located 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 South-eastern 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.

\*source: [https://mwpl.com/html/amazon\\_same\\_day\\_delivery\\_reality.html](https://mwpl.com/html/amazon_same_day_delivery_reality.html)

# 3,200 ACRE

## FORMER US AIR FORCE BASE



GRIFFISS TECHNOLOGY &  
BUSINESS PARK

**\$700.6 Million**

CAPEX since 1995:

\$75 Million in 2019 | \$95 Million in 2020

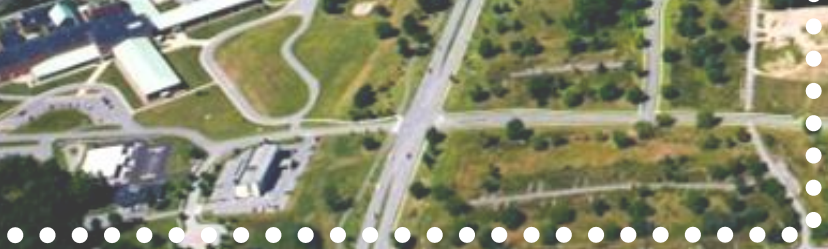
**Over 72 Employers**

C4I & Cybersecurity | Unmanned Systems |  
Distribution | Finance | Manufacturing |  
Aviation | Retail | Hospitality

**5,886 Employees**

Commuting From 20+ Counties  
80% from within Oneida County

GRIFFISS PARK





# ORGILL DISTRIBUTION

- Orgill's Northeastern U.S. Distribution Hub will serve more than 6,000 retail hardware stores, home centers, professional lumber dealers and farm stores throughout the United States and Canada
- 780,000 SF distribution center on 64+ AC at Skyline Site with expected total CapEx: \$71 million
- Site Work 2020 - Construction 2021 - Opening Day Target Q2 2022
- Expected 50 trucks per day, with projections to reach 100 per day
- Expected to hire 225 employees



Mohawk Valley EDGE 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 estate 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.

## BUILDING STRONGER...



**BUSINESSES**



**HOUSEHOLDS**



**COMMUNITIES**

## MAJOR EMPLOYERS

|  |                        |       |
|--|------------------------|-------|
| Oneida Indian Nation                   | Tourism                | 4,750 |
| Mohawk Valley Health System            | Healthcare             | 4,279 |
| Bassett Healthcare                     | Healthcare             | 4,267 |
| Upstate Cerebral Palsy                 | Social Services        | 2,000 |
| Metlife Inc.                           | Insurance/Finance      | 1,368 |
| Resource Center for Independent Living | Social Services        | 1,250 |
| Air Force Research Lab                 | Research & Development | 1,182 |
| Utica National Insurance Group         | Insurance/Finance      | 1,112 |
| Wal-Mart Stores Distribution Cntr.     | Warehousing            | 1,011 |
| Defense Finance and Accounting Service | Insurance/Finance      | 950   |
| The Masonic Care Community NY          | Healthcare             | 900   |
| Remington Arms                         | Manufacturing          | 850   |
| BNY Mellon                             | Insurance/Finance      | 835   |
| Rome Memorial Hospital, Inc.           | Healthcare             | 711   |
| Hamilton College                       | Higher Education       | 695   |
| ConMed                                 | Manufacturing          | 650   |
| Indium Corporation                     | Manufacturing          | 650   |



## The Region Mohawk Valley

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. It is within 100 miles of major markets in every direction including Albany (90 miles), Syracuse (50 miles), Binghamton (80 miles), and the Canadian border (100 miles).

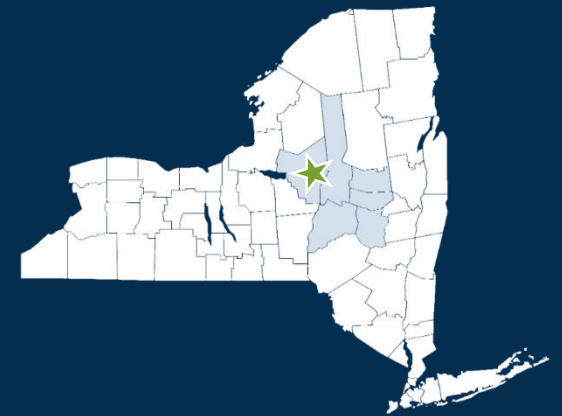
The Mohawk Valley is a unique mix of pastoral beauty and urban amenities, contributing to a rich diversity of culture and lifestyle. The popularity of homegrown arts, professional sports, craft food & beverages, and adventure tourism make the Mohawk Valley a globally-recognized destination for families, visitors, and talent.

The region is home to numerous academic and research institutions. Flourishing industry clusters include distribution, materials processing, industrial machinery and services, agriculture, craft food and beverage manufacturing, cybersecurity & information assurance, back-office, and financial services. The Utica-Rome MSA's largest employment quotient is in the fields of primary and secondary metals manufacturing (more than 6x the national average) rivaling historical powerhouses like Detroit and Wichita.

|                                  |      |
|----------------------------------|------|
| TOTAL WAGES SINCE 2010           | +18% |
| REGIONAL GDP SINCE 2010          | +21% |
| REGIONAL EXPORTS SINCE 2010      | +34% |
| POPULATION AGES 20-34 SINCE 2011 | +3%  |



NEW YORK  
STATE OF  
OPPORTUNITY.  
Mohawk Valley  
Regional Economic  
Development Council





Mohawk Valley  
EDGE  
315.338.0393

SEND A  
MESSAGE

Christian Mercurio  
VP Economic-  
Development  
[cmercurio@mvedge.org](mailto:cmercurio@mvedge.org)

Steven DiMeo  
President  
[sjdimeo@mvedge.org](mailto:sjdimeo@mvedge.org)

MOHAWK VALLEY  
**EDGE**

