Think Dutchess

Why Dutchess

New York's Dutchess County is within a 6-hour drive of 68 million U.S. and Canadian customers, 21% of American manufacturers and a $227B retail sales market via major transit hubs I-84 and I-87. With award-winning higher education, a skilled workforce, competitive real estate, attractive incentive packages and utility rates, it's no wonder why major companies such as Gap, GlobalFoundries and IBM collectively employ more than 10,000 people here.



Incentives & Financing

The Resources You Need

Dutchess County, with support from Empire State Development and other agencies, is positioned better than ever to compete for new jobs and investment. From the start-up CEO to the high-tech manufacturer, Think Dutchess is organized as your one-stop shop for information on incentives and financing available to make your move to or expansion in Dutchess County simpler and easier.

Given the location less than 90 minutes from New York City, Dutchess County offers the access, benefits and financing you need without the hassle of big city bureaucracy. Expedited permitting and real estate and development assistance is also available.

If you are a starting, expanding or locating your business in New York, find out if you are eligible for the financing and incentives by contacting Sarah Lee, CEO at Think Dutchess, 845.463.5406, sarah@thinkdutchess.com

Empire State Development

New York's Empire State Development provides incentive and financing programs for relocating and expanding businesses:

StartUp NY, a groundbreaking partnership between higher-ed and NYS allows eligible new and expanding businesses to operate tax-free for 10 years

Excelsior Jobs, providing new-hire tax credits for employers in eight key industries (Biotech, Pharmaceutical, High-tech, Clean-tech, Green-tech, Financial, Agriculture, Manufacturing)

Consolidated Funding Application (CFA), a single entry point for businesses to access economic development grants and financing from a variety of state funding sources

Employee Training, providing incentives for new-hire training programs and advanced technology internships

Dutchess County IDA/LDC

Eligible businesses can benefit from attractive Dutchess County Industrial Development Agency and Local Development Corporation tax abatement and financing programs:

Real property tax abatement (PILOT)
NYS sales, mortgage tax abatement
Low-interest financing
Tax or tax-exempt bond financing
Central Hudson Gas & Electric
Central Hudson Gas & Electric, offers up to $100,000 in additional funding when creating jobs in emerging growth industries in the region. Incentives for infrastructure investment, industrial revitalization and energy efficiency improvements are also available.

NYSERDA

New York State Energy Research and Development Authority (NYSERDA) is a public benefit corporation focused on reducing energy consumption, promoting the use of renewable energy sources, and protecting the environment through grants and incentive programs for commercial businesses and building owners.

Hudson Valley Start-up Fund

Hudson Valley Startup Fund (HVSF) provides seed funding and mentorship to entrepreneurs, creating strong companies in the Hudson Valley, and delivering investment returns to its members. The fund brings together successful business and community leaders to invest time and resources in the area's first regionally-focused member-managed angel fund.

Key Industries and Employers

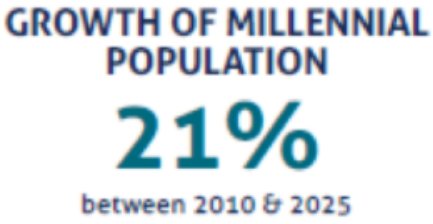


Limitless Opportunity

For decades, Dutchess County has been home to thriving industries and entrepreneurial endeavors. Today, Dutchess effortlessly mixes big names in corporate America like IBM, GlobalFoundries, and Gap Inc. with innovative startups and small- to medium-businesses that draw energy from the boundless opportunity in the region.

Dutchess County is an ideal location for business thanks to a strong economic environment, talented workforce, world-class universities and accessible business-friendly location.







- Advanced Manufacturing
- Agriculture & Food
- Aviation
- Creative Industries
- Information & Technology, Data Centers
- Life Sciences & Healthcare
- Tourism & Outdoor Recreation

Location & Access

There's really no other way to say it. As the northernmost suburb of New York City, Dutchess County's strategic location ensures closeness to major consumer markets, robust industries and top talent, without our competitors' extraordinary operating costs.

Dutchess COunty's central location and ease of access to major transit routes, make Dutchess the perfect place to do business.Access to major transportation corridors, including Amtrak and Metro-North Railroad and Interstates 84,87 and 684 make Dutchess a hub of activity in the Tri-State area attracting multinational companies like Gap, Inc. to take advantage of this convenient supply chain access. For corporate executives, Dutchess County's Hudson Valley Regional Airport offers convenient, cost-effective access to Manhattan and other East Coast hubs without the ground delays experienced at other New York metropolitan-area airports.

Who says location matters? We do. Dutchess County's location at the heart of the BosWash Corridor, combined with its distinct natural resources and historical character, is one of the top reasons why businesses and people call Dutchess County home.

Fast Facts

A helicopter flight from the Hudson Valley Regional Airport to Manhattan is only 22 min.

Dutchess County is served by two Amtrak stations that offer travel to Montreal, Toronto, New York City, Chicago and Boston.

Dutchess County is served by nine train stations along the Harlem and Hudson lines of MetroNorth.

The express train to Grand Central Station takes just 75 minutes from Beacon.

Education Workforce

From driven executives and academia to creative entrepreneurs and innovators, Dutchess County has a vibrant workforce that is home to some of New York State's hardest working talent. It's the kind of community that has the grit to compete with multinational tech companies while also building successful small businesses that build on the region's natural resources. Along with several top-ranking educational institutions and a dedication to skills training partnerships, Dutchess County's workforce allows its employers to create, innovate and grow their bottom line in today's global economy.

Dutchess County's world-class colleges and universities, including Marist College, Vassar College, Bard College, and the Culinary Institute of America, draw talent from around the world. With cutting-edge innovation in cloud computing, health care, and agriculture, these schools

are educating the next-generation workforce, providing the skills needed to thrive in the evolving 21st-century business landscape.

Here's our bottom line: Home to a population of more than 200,000 residents aged 25 years and older, Dutchess County thrives because of the distinct people that choose to be educated here, do business here and call this historic region home.

- Vassar College ranked in top 75 best colleges in America, via Wall Street Journal
- Marist contributes an annual local economic impact of more than $500 million
- Marist's Cloud Computing and Analytics Center has partnered with IBM for 30 years
- CIA: an innovator in 3D food printing
- CIA alumni: Anthony Bourdain, Michael Symon, "Cake Boss" Duff Goldman, Cat Cora, John Besh and Roy Yamaguchi

Available Sites & Buildings

Access, Infrastructure, Value

Whether you're looking for a shovel-ready site or an office park environment with modern amenities, Dutchess County has a variety of sites and buildings available at the ready. While some of our key properties are highlighted below, Dutchess County also offers many redevelopment opportunities and incentives for historic buildings looking for their next lives.

Start-ups like Greyshed and 4th State Metals have given new life to former factories to develop new products transforming technology and architecture. High-tech giants like CyrusOne, GlobalFoundries and IBM have found secure power, accessibility and talent here.

Think Dutchess will not only work with your business to locate the right property for you and your team, we will assist you with permitting, incentives, and coordination with local government.

For more information on the sites and buildings listed or other growth opportunities in Dutchess County, contact Chris Glancy, at 845.463.5404, or chris@thinkdutchess.com.

Dutchess Corporate Center

Dutchess Corporate Center features 50MW of power and redundant dark fiber in more than 500,000 square feet of office and data center space with an additional 100,000SF pad site. Currently home to a CyrusOne Enterprise Data Center, the site offers proximity to nearby Hudson Valley Regional Airport – just a 22-minute helicopter ride to NYC, and features raised floors, high-security fob access, and plenty of parking for large corporate users.

Hudson Valley Regional Airport

Just a 22-minute helicopter ride away from New York City, StartUp NY-certified Hudson Valley Regional Airport features hangars for private jets and helicopters, as well as development parcels for maintenance and storage facilities. Currently home to Sikorsky's Associated Aircraft

Group, FlightLevel Aviation and Shell Aviation facilities, the site offers all the professional services of an executive airport, without the congestion of NYC and NJ.

iPark City

Located right off Interstate 84, just 16 miles from the NYS Thruway, iPark City is a prime industrial and office park with more than 2.7 million square feet of industrial and office space, as well as pad sites, on 454 acres just off Interstate 84. With municipal water and sewer, 100MW of power and redundant dark fiber, the possibilities are endless here – data centers, food processors, corporate campus, distribution, advanced manufacturing, biotechnology, R&D and more.

Parker Industrial Building

Located just 12 miles from the NYS Thruway, the StartUp NY-certified Parker Industrial Building is a multi-tenant industrial site featuring 100,000 square feet of open floor plan industrial suites, including 30,000 square feet with 20' ceilings and loading docks. The site is currently home to a variety of businesses, including a food and beverage manufacturer and a digital printing firm.

Indotronix Building

With the character of a NYC start-up space, but not the congestion and price tag, the historic Indotronix Building is a major regional tech hub. Its 100,000 square feet of office/tech space is home to an IT/data center firm, digital media company and Hudson Valley Tech Meetup – a monthly gathering of more than 1,500 techpreneurs – mostly due to its attractive features: heavy power, robust telecommunications connectivity and bustling Downtown Poughkeepsie location.

Oakwood Commons

The premier Class-A office complex in New York's Hudson Valley, Oakwood Commons features twin 5-story 69,000-square-foot towers surrounded by restaurants, shopping and healthcare. Home to corporate offices of KeyBank, a national medical office group and investment partnerships, as well as a performing arts school, Oakwood Commons puts businesses at the heart of a bustling NYS Route 9 commercial corridor, just miles from home.

Poughkeepsie Business Park

One of the premier industrial parks in New York's Hudson Valley, Poughkeepsie Business Park features more than 380,000 square feet of flex space with high ceilings and a 125,000-square-foot pad site, on 60 acres. Given its access to municipal water and sewer and heavy power, and location just 15 miles from the New York State Thruway, more than a dozen manufacturers call Poughkeepsie Business Park home.

IBM Poughkeepsie Building 708

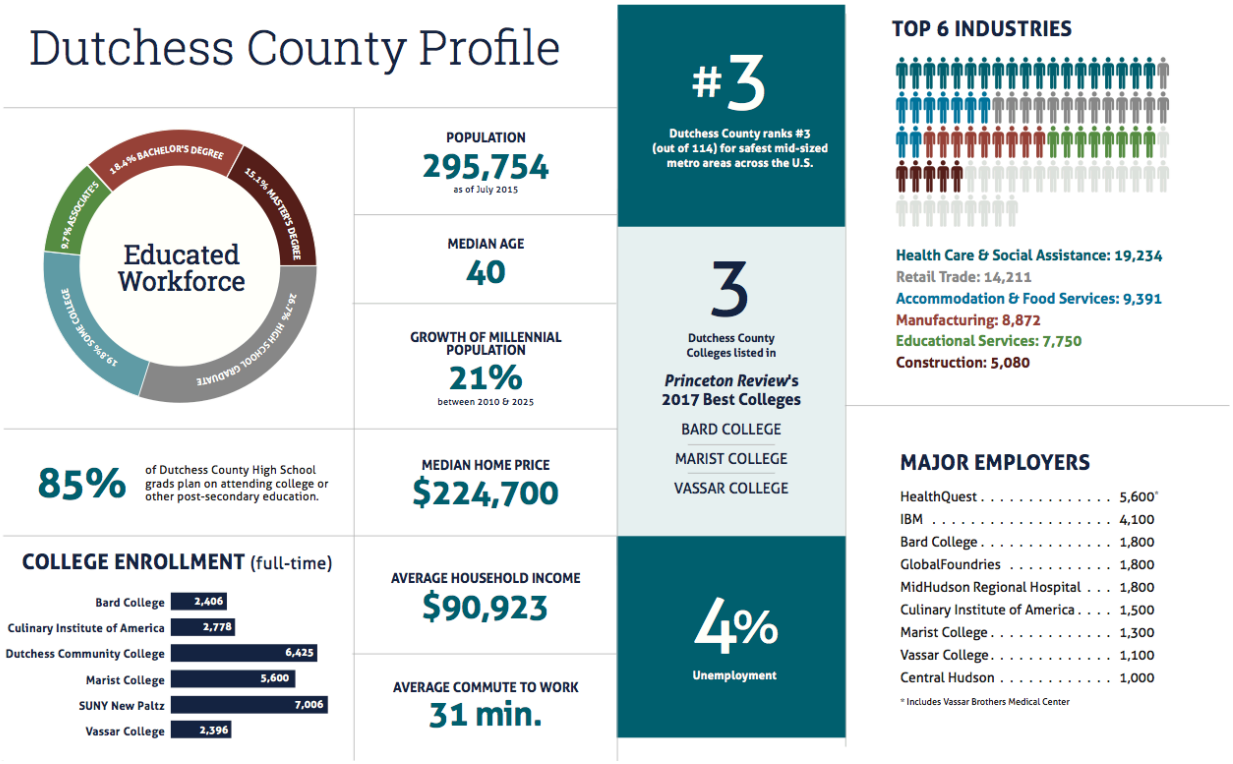
Located less than 70 miles from Midtown Manhattan, and home to NYS Cloud Computing and Analytics Center and Marist College Institute for Data Center Professionals, Dutchess County is ideal for secondary and tertiary data centers. Recently spec'd as a New York State data facility, IBM Poughkeepsie Building 708 offers 140,000 square feet of ideal single-user or colocation data center space due to its access to 100MW of power, redundant dark fiber and discrete location.

Dutchess County Industrial Complex

Located just 12 miles from the New York State Thruway in a historic industrial district, Dutchess County Industrial Complex features 36 industrial suites ranging in size from 500 to 35,000 square feet, several large spaces with 20' ceilings and garage doors, as well as a 5-acre shovel-ready pad site. Given its water, sewer and electric capacity, this 75,000-square-foot multi-tenant complex is ideal for advanced manufacturers, food and beverage companies, small distribution and more.

Taconic Crossings

Taconic Crossings, is a 7.8 acre, 100,000 square foot office and flex/warehouse facility located ¼ mile east of the Taconic State Parkway, at the LaGrangeville / Poughkeepsie Exit, with approximately 289 parking spaces. Taconic Crossings has roughly 60,000 square feet of Class A office space and the remaining 38,000 square feet is flex/warehouse space.



MidHudson

Here's a look at the reasons why businesses of all kinds are thriving in the Mid-Hudson region:

The Mid-Hudson region has 30+ colleges and universities that contribute to its highly educated workforce.

The anchors of the Mid-Hudson economy – biotech and life sciences, agribusiness and food and beverage, and advanced manufacturing – are supplemented by many other industries including film and television, financial services and international business, forming a diverse and strong business environment.

As of the third quarter of 2018, there were more than 60,000 people employed by 5,300+ food and beverage businesses in the Mid-Hudson Region. The number of craft beverage manufacturers in the region has grown from 61 in 2012 to 154 in 2017.

Economic growth is evident in many areas:

Energy Square – RUPCO's $22-million Energy Square project will replace a dilapidated, vacant bowling alley in Midtown Kingston, with a net-zero mixed-use development that will include 57 affordable residential units, more than 11,000 square feet of civic and commercial space and an elevated urban park. The project is expected to be completed in 2020.

Amy's Kitchen – a family-owned organic food manufacturer of sustainable organic and non-GMO food products, has broken ground at its 389,000-square-foot facility in the Town of Goshen. This $95 million project will enable the creation of 680 jobs with potential for future growth.

LEGOLAND New York – The $500 million theme park, geared toward families with children ages 2-12, is under construction and scheduled to open in 2021. The Park is expected to attract more than 2 million annual visitors to the region.

Census Reporter

Demographics

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Age

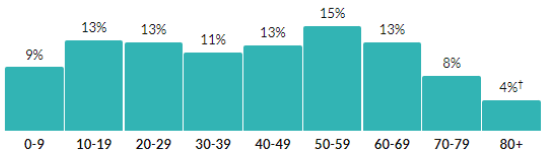
42.8

Median age

about 10 percent higher than the figure in New York: 39.2

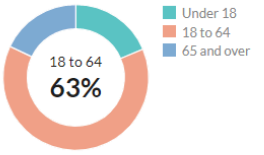
about 10 percent higher than the figure in United States: 38.5

Population by age range



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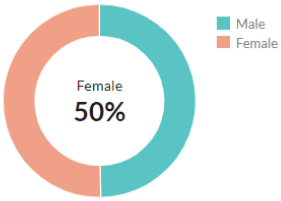
Population by age category



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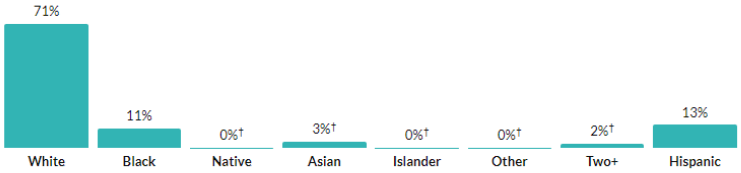
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Sex



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Race & Ethnicity



* Hispanic includes respondents of any race. Other categories are non-Hispanic.

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Economics

Income

$43,220

Per capita income

a little higher than the amount in New York: $41,857

about 20 percent higher than the amount in United States: $35,672

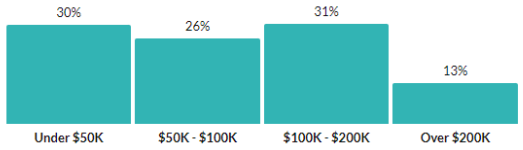
$85,901

Median household income

about 20 percent higher than the amount in New York: $72,108

about 1.3 times the amount in United States: $65,712

Household income



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Poverty

Housing

Units & Occupancy

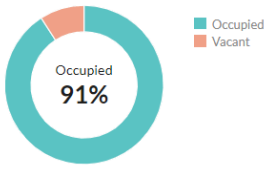
121,547

Number of housing units

New York: 8,404,205

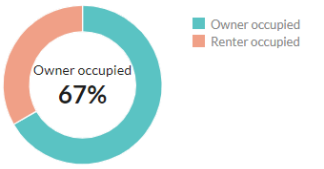
United States: 139,686,209

Occupied vs. Vacant



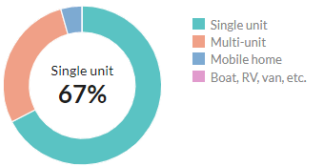
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Ownership of occupied units



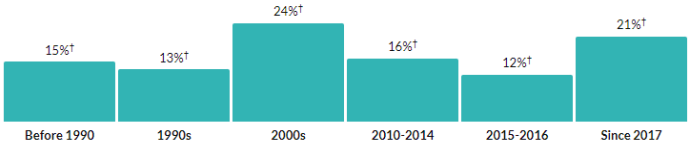
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Types of structure



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Year moved in, by percentage of population



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† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Value

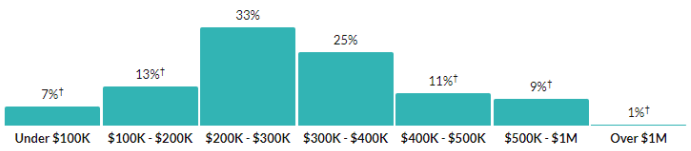
$290,200

Median value of owner-occupied housing units

about 90 percent of the amount in New York: $338,700

about 20 percent higher than the amount in United States: $240,500

Value of owner-occupied housing units



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Value

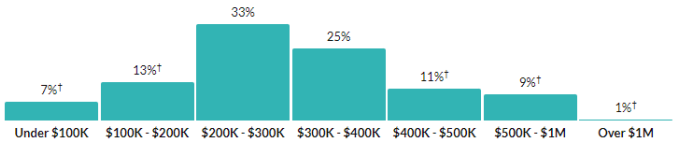
$290,200

Median value of owner-occupied housing units

about 90 percent of the amount in New York: $338,700

about 20 percent higher than the amount in United States: $240,500

Value of owner-occupied housing units



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Social

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Educational attainment

92.2%

High school grad or higher

a little higher than the rate in New York: 87.6%

a little higher than the rate in United States: 88.6%

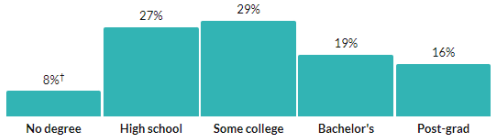
35.2%

Bachelor's degree or higher

about 90 percent of the rate in New York: 37.8%

a little higher than the rate in United States: 33.1%

Population by minimum level of education



* Universe: Population 25 years and over

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