

# **SWOT Analysis**

## **Schuyler Business Park**



**Herkimer County Industrial Development Agency**

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# SWOT ANALYSIS

## Schuyler Business Park, Town of Schuyler, NY (Herkimer County)

### Strengths:

- Property Size
  - 188 acre site, 8,235,506 square feet, irregular shape
    - 165 acres can be used for development
    - Enough space for multiple developers to share or a large distribution center
- 3-phase power at site through National Grid
- Natural gas through National Grid
- Water at the curb, provided by Mohawk Valley Water Authority
- Sewer available less than 5 miles from the site
- Fiber Optic Level 3 Communications / TelCove
- Location
  - Located in the heart of New York State
  - NYS Thruway visibility
  - 12 mile / 10 minute drive to NYS Thruway (I-90)
  - Access road to State Route 5 supports tractor-trailer traffic
  - Metro Commute:
    - 0:15 to Utica
    - 0:30 to Rome
    - 0:55 to Syracuse
    - 0:60 to Albany
  - Nearest International Airports:
    - 0:25 to Rome (RME)
    - 1:05 to Syracuse (SYR)
    - 1:05 to Albany (ALB)

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- Not susceptible to natural disasters i.e. hurricanes, tornados, floods.
- Site zoned for planned development to accommodate manufacturing, warehouse, and distribution
- Incentives Available
  - Herkimer County IDA PILOT Tax Abatement
  - Mortgage recording tax exemption
  - NYS Thruway visibility
    - Potential clients and travelers can overlook the site
  - Topography of the site
    - Relatively flat surface currently used for organic corn farming
  - Sales Tax Exemption

## Weaknesses:

- No on-site sewer provided
- No pre-built structures or facilities
  - Could be viewed as a strength because it is a “clean slate” or “fresh start” for a developer (greenfield)

## Opportunities:

- Countless opportunities for such a large site, especially because it is zoned for planned development
- Provide jobs to Herkimer County and the region, bring in and inspire new business ventures
- Attract more people to the area
- Space for an large distribution center or multiple smaller facilities

## Threats:

- Potential developer does not want to take on the task of building a new facility
- Lack of municipal sewer limits the type and intensity of industries
  - Especially food processing and advanced manufacturing
  - Could be difficult to attract these businesses without municipal sewer

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