





THE FOOD HUB SUCCESS INGREDIENTS

- **Turnkey spaces at attractive rents**
- **Existing infrastructure** – water, sewer, & power (electric at 6¢ per kwh)
- **Investment \$\$ for tenant buildouts**
- **State & County job incentives**
- **Excellent location** – exit 50 off I-84
- **Established community** – join 15 other in-place food manufacturers processing on-site
- **Networking opportunities** – with major supermarkets, distributors and the Culinary Institute of America
- **FoodHub 84 Visitor Education Center**
2,500 square feet showcase event space

THINK FOODHUB 84

FoodHub 84 is the perfect venue for the food and beverage industry. There is a full menu of leasing opportunities. From large blocks of space of up to 200,000 square feet for manufacturing to 300 square foot restaurant stalls & everything in between.

Most importantly, FoodHub 84 provides investment \$\$ for companies in the form of tenant improvement allowances for the build-out of their spaces. Both Dutchess County and Empire State Development offer financial incentives for companies. FoodHub 84 is ideal for networking with the major distributors and retailers, such as ShopRite, Whole Foods, Wal-Mart, Costco, Trader Joe's and DeCicco's. All of these retailers currently source products from manufacturers at FoodHub 84.

The goal of FoodHub 84 at iPark is to secure companies in the food and beverage industry to create a vibrant "hub", focused on locally-sourced, locally-produced Hudson Valley products, while creating jobs and bringing new employees to the area.

ACCESS IS EVERYTHING

iPark 84 is located directly off of I-84 Exit 50, within 30 minutes of major highways and airports, including I-87, I-684 and Stewart International Airport. This location, only 60 miles from the George Washington Bridge, is ideal for food manufacturers and distributors.

LEASING OPPORTUNITIES



FOOD HUB 84

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