



college point corporate park

COLLEGE POINT SPORT
ASSOCIATION

NYC DEPT. OF TRANSPORTATION
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IN THE CENTER OF WHERE THE WORLD DOES BUSINESS



College Point Corporate Park

One of New York City's most successful industrial, commercial and retail centers, College Point Corporate Park combines the advantages of a bustling urban setting with the amenities of a convenient suburban environment.

Located in the midst of the New York City metropolitan area – a major national and international communications, transportation and distribution hub – the 550-acre Park is close to New York City's two airports, subway and Long Island Rail Road commuter lines, and a network of roads and highways that link it to Manhattan, Long Island, Westchester, Connecticut and beyond.

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A Distinctive Mix of Business and Industry



Home to more than 200 companies and 6,000 employees, College Point Corporate Park is a major business center. Industries represented include office operations, light manufacturing, heavy manufacturing, construction equipment suppliers, printing, distribution and retail.

Adding to the Park's diversity are major retail and commercial businesses including Staples, Waldbaum's, Target, BJ's Wholesale Club, TJ Maxx, Circuit City, Jetco Cash & Carry, Home Depot, Storage Quarters, Whitestone Family Entertainment Center, Old Navy, Babies R Us, Kids R Us, Modell's, McDonald's, Starbucks, Boulder Creek Restaurant, Extended Stay America Hotel, and other assorted retail, commercial and restaurant amenities. The Park is also home to a number of major manufacturing firms including the New York Times' printing plant and Crystal Window and Door Systems.

The area surrounding College Point Corporate Park supports traditional professional services such as accounting and law firms. The Park itself is home to a number of business services including copying and duplicating facilities, office equipment suppliers, printers and tax preparation consultants.

Businesses at College Point Corporate Park benefit from immediate access to a diverse and talented work force, industry peers and partners and an enormous potential client base.

Incentive Programs



Financial Incentives and Business Assistance Services

A variety of financing programs can help your business access the funding it needs to grow. If you are interested in business expansion, real estate acquisition, facility renovation, equipment modification or working capital, the following programs can help you achieve your goals.

Commercial Expansion Program (CEP)

This program is a package of tax benefits designed to help qualified businesses relocate and expand within designated expansion areas throughout New York City. CEP includes modifications to the Industrial and Commercial Incentive Program (ICIP) and rent abatements for commercial and industrial tenants. Detailed information on the program can be found at www.nycedc.com/cep.

Industrial and Commercial Incentive Program (ICIP)

This program provides a partial exemption of real property taxes for eligible industrial and commercial buildings that are constructed, expanded, modernized, rehabilitated or otherwise physically improved. Detailed information on the program can be found at www.nycedc.com/ICIP.

Energy Discount Programs

NYCEDC administers numerous energy discount programs that can help your business operate more efficiently and productively. For example, the Energy Cost Savings Program can reduce the delivery component of electricity bills by 45 percent and the delivery component of natural gas bills by 35 percent. For eligible companies, the Business Incentive Rate Program reduces the delivery components of electricity bills by 30-35 percent. Full details on all available energy programs can be found at www.nycedc.com/energy.

New York City Capital Access

A public-private lending program that enables banks to make loans to small and medium-size businesses that fall below the criteria for conventional bank loans. Detailed information on the program can be found at www.nycedc.com/capaccess.

New York City Industrial Development Agency (NYCIDA)

Industrial and commercial businesses may finance the acquisition, renovation, construction and equipping of facilities with low-interest triple and double tax-exempt bonds issued by NYCIDA.



Eligibility criteria include a demonstration of need for NYCIDA assistance and job creation and/or retention. Owner-developers of manufacturing, airport cargo and resource recovery facilities may qualify for triple tax-exempt bonds. Cost-effective borrowings typically start at \$1,800,000. Projects may also qualify for exemptions on mortgage recording, real estate and sales taxes.

The Small Industry Incentive/Industrial Incentive programs provide qualified participants with a waiver of sales tax on construction materials; a waiver of mortgage recording tax; and a 25-year term of real property tax abatement and exemption. Eligible companies include manufacturers, distributors, warehouse and other industrial companies that are seeking to acquire, construct or renovate facilities within the five boroughs. Applicants must demonstrate a need for NYCIDA assistance and must create or retain permanent jobs in New York City.

NYCEDC can assist in determining if you qualify for these and other valuable programs. Detailed information on these programs can be found at www.nycedc.com/incentives.

On-Site Management and Maintenance



New York City Economic Development Corporation (NYCEDC) manages the College Point Corporate Park on behalf of the City of New York. NYCEDC coordinates the infrastructure and grounds improvements while maintaining the streets and sidewalks throughout the Park. An on-site manager is responsible for maintaining the overall condition of the Park, and a full-time crew handles general site support and various beautification projects.

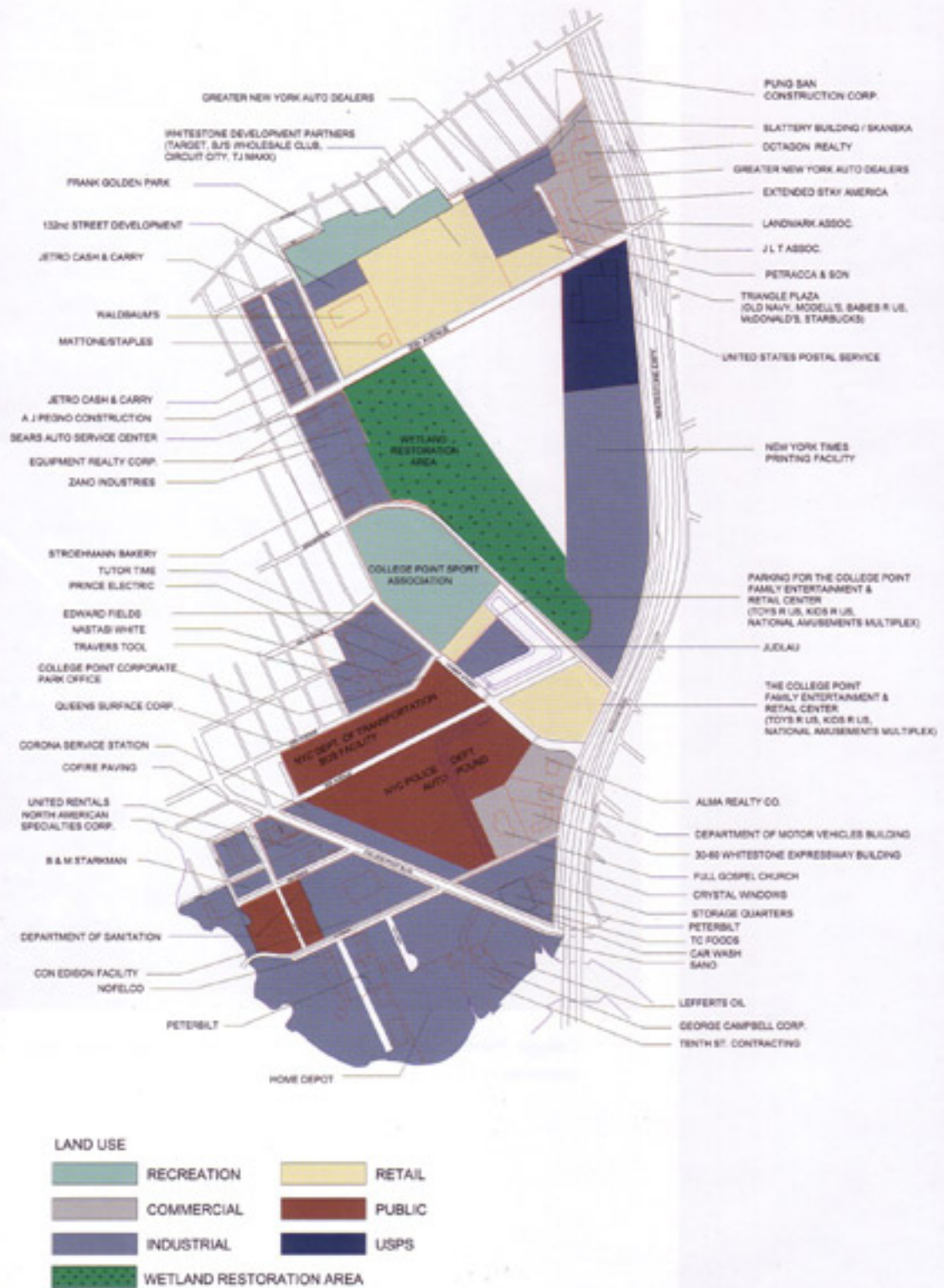
To date, more than \$110 million in new roadways, water mains, sewer systems and drainage systems in the park have been completed under NYCEDC's guidance.

In October 2002, NYCEDC established a satellite office in the College Point Corporate Park that enables NYCEDC staff to manage the Park more efficiently and effectively and ensure the timely completion of all site maintenance, improvement projects and land sales. The establishment of this office supports NYCEDC's mission: to encourage economic growth in each of the five boroughs of New York City by strengthening the City's competitive position and facilitating investments that build capacity, generate prosperity and catalyze the economic vibrancy of city life as a whole.

The Park's on-site management and maintenance program is financed by small quarterly contributions from member businesses. This "Improvement Fund" provides tenants with benefits that include marketing support and business assistance training, and also pays for capital improvements and beautification projects at the park.

All College Point Corporate Park businesses are encouraged to support the fund to help ensure a well-maintained and successful environment for all tenants.

College Point Corporate Park At a Glance



Aerial View of College Point Corporate Park



College Point Corporate Park is conveniently located near major roads, highways, commuter rail lines and residential neighborhoods.