



**ESSEX COUNTY IN THE PARK
INDUSTRIAL DEVELOPMENT AGENCY**

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Ti Commerce Park gets inaugural tenant

TICONDEROGA – It sat empty for more than a year, but there's finally a tenant in Ticonderoga Commerce Park's spec building.

The first occupant is Craig Merrell, owner of Dockside Landing Marina in Hague and Dockside Landing Marine Center in Lake George, who's started a new business storing and working on boats in the Ticonderoga Commerce Park.

Merrell said he expects to employ five to 10 people at the 25,000-square-foot spec building in the Commerce Park, located off Route 74 near the intersection with Route 22/9N in Ticonderoga.

The single-story metal structure has been the center of a tenant search by the Essex County Industrial Development Agency since it was built in 2001.

The IDA and the Essex County Development Corp. worked with area banks to finance construction of the building in the park.

"The availability of a turn-key warehouse and manufacturing facility like this increases the opportunity to attract business and industry to the area," said Ticonderoga Supervisor Robert C. Dedrick.

"This building was constructed as an economic-development tool to help generate employment opportunities."

Dedrick said he's glad it's finally in use.

"We've worked on this for a long time," he said. "I hated to see that building sit empty."

He praised IDA staff members Carol Calabrese and Jody Olcott for finding a tenant for the park.

The IDA advertised the building all over the East Coast, but it was finally a local businessman who leased it.

"The building is ideal for boat storage, winter and summer, but we also plan to offer full marine maintenance and repair services there, as well as new and used boat sales," Merrell said.

"This will be the region's only heated storage facility, and a big one at that. Our customers invest a lot of money in their boats, and many just don't feel comfortable leaving them out in the cold all winter."

The facility has an encapsulating machine that covers the top of a stored boat with a plastic membrane, keeping it secure.

The place is also near the area's two major lakes, where most of the boats are used.

"The close proximity – less than three miles – of Ticonderoga Commerce Park to Lake George and Lake Champlain is ideal, providing easy access to both popular boating destinations," Merrell said.

Niagara Mohawk Power Corp. was the first tenant at the Commerce Park, constructing an 8,400-square-foot regional service center in 2000, which retained about a dozen jobs and created two new jobs.

The Ticonderoga Commerce Park has one road-front lot left for development.

"In this current climate of economic instability, this certainly is a welcome commercial addition to Essex County and the Town of Ticonderoga," said Crown Point Supervisor Dale French, chairman of the Essex County Board of Supervisors.

"A number of new jobs will be created, and boat sales and service will not only be a convenience for local boat owners, but the anticipated revenues will be a big boost for the local economy."

Essex County IDA Chairman Anthony Glebus said his organization is committed to promoting Essex County as a place to do business. Some other prospects for the building were turned down because IDA didn't feel they were appropriate for the Commerce Park.

"We have been aggressively marketing the building to find the right company, which would create good jobs in



the county," Glebus said.

"I'm very pleased to have worked with Mr. Merrell on this.