Development Site with Existing Steel

Property Overview

Offered for sale is a ±4.03 acre site in Vista Tech Campus, adjacent to the Plug Power fuel cell manufacturing complex in Bethlehem, NY (Slingerlands mailing address). Steel frame for a ±26,000 SF warehouse in place.

Tax ID	74.00-1-29.20
2026 Assessment	$163,700
Equalization Rate	61%
2026 General Tax	$2,814.67
2026/2027 School Tax	$3,964.24
Combined Tax	$6,778.91
Zoning	MED: Mixed Economic Development
Utilities	Municipal water and sewer

For Sale at: $899,000

Click HERE to View Property



Contact Us

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For Sale

Development Site

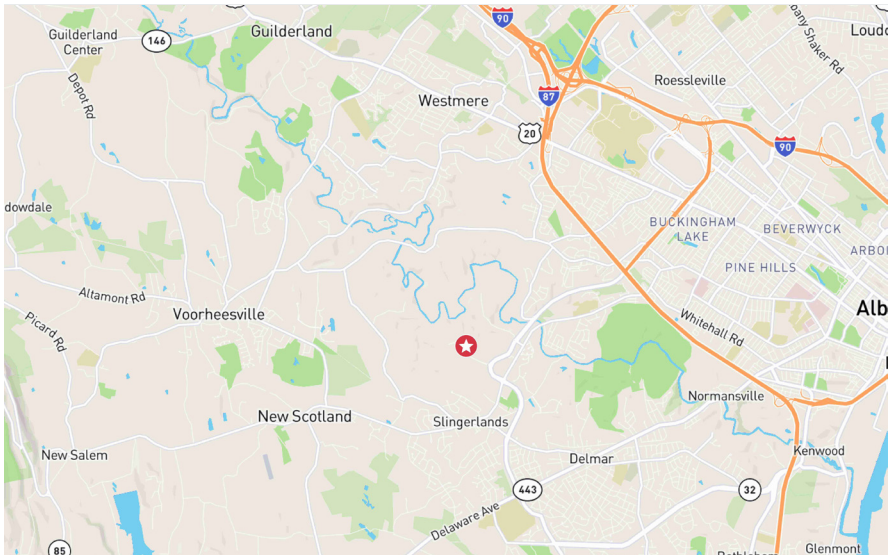
Property Details

+ ±4.03 acres
+ Steel for a ±26,000 SF Industrial building
+ 2025 AADT Traffic Count at State Route 85: 16,975
+ Adjacent to Plug Power fuel cell manufacturing complex
+ Proximate to commercial and residential properties including Bellinis Italian Eatery, Market 32, Las Margaritas, Broadview Federal Credit Union, Nephrology Slingerlands and The Hamlet Luxury Apartments.



Directions

+ Located: Vista Boulevard, after the shopping plaza but before Plug Power



Potential Uses (By Right or with Site Plan Approval)

+ One-family dwelling
+ Single-family attached dwelling
+ Multifamily dwelling
+ Agriculture, Agricultural use
+ Banks and financial institutions
+ Business office
+ Conference center
+ Conservancy
+ Convenience store, minimart
+ Day-care center
+ Educational institution
+ Fitness clubs
+ Hotel, motel or inn
+ House of worship
+ Public utilities
+ Telecommunications facilities, collocated and noncollocated facilities
+ Industrial Park
+ Restaurant with or without drive-through
+ Laboratories for research, testing and experimental purposes, including offices for research and development
+ Laboratories, Medical
+ Laundry, dry-cleaning service
+ Manufacturing of computers, computer peripherals, electrical appliances, electronic equipment, medical instruments, and other similar products from previously manufactured components; manufacturing of precision instruments and equipment, such as watches, electronics equipment, photographic equipment, optical goods and similar products
+ Nursery school
+ Office park
+ Professional office
+ Retail business
+ Service business
+ Shopping center, shopping mall
+ Wellness center

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