
Town of Moreau

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Town of Moreau Announces Available Lots for Development in the Moreau Industrial Park

Moreau Town Board is actively marketing lots in the Moreau Industrial Park for sale.

MOREAU, NY – Supervisor Jesse A. Fish, Jr., and the Moreau Town Board are pleased to announce the availability of select Town-owned parcels for sale, within the Moreau Industrial Park (MIP), located off Bluebird Road. The twelve (12) available parcels offer lots from 1-18+ acres in size, are generally level, and close to shovel ready. These lots are located in an established industrial area which provides access to existing municipal water and sewer infrastructure. The Town of Moreau is situated at the Northeastern corner of Saratoga County, bordering both Warren and Washington Counties.

In 2025, the Town Board took action to update the zoning in the M-1 Zoning District, which encompasses the MIP, in order to support the Town's Comprehensive Plan. That Plan calls for continued promotion and development of the MIP and is consistent with the current Town Board's Economic Development Goals. A Generic Environmental Impact Statement (GEIS) was prepared for the Industrial Park as part of its original development, outlining thresholds that are acceptable, per acre, and intended to streamline development.

While the Moreau Industrial Park was established in the early 1990s, these Town-owned parcels have not been actively marketed for development, in recent years. This administration is focused on appropriate growth within the Industrial Park that is consistent with current zoning and brings both economic investment and jobs to the Town of Moreau and Saratoga County.

Supervisor Fish and the Town Board look forward to working with interested parties to bring low impact, clean industry to the Industrial Park. Sales will be considered only for proposed uses which are consistent with the updated zoning and intended character of the district. Proposals will be reviewed through the Supervisor's Office and the Building, Planning and Development Office, before being presented for any necessary Town Board action.

Businesses, developers and site selectors interested in available properties are encouraged to contact the Moreau Supervisor's Office for additional information at 518-792-1030 Ext 6. For specific questions related to allowable uses, please contact the Building, Planning and Development Office at 518-792-1030 Ext 5.

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