

Utility power data near ten industrial sites

Nearest published substation data for each site, its source date, and the question to put to the utility.

I research published utility records for lists of sites where electricity supply matters. Calder Industrial Partners, a fictional industrial brokerage, has ten listings on a fictional light-manufacturing tenant's shortlist. Power will rule out some of them, and only the utility can say how much is available. This brief shows that preparation for ten real listings, with one site examined in depth.

Eight of the ten sites have substation data within 10 miles in the utilities covered here: Orange and Rockland Utilities, Central Hudson Gas & Electric, National Grid and UI.

Each utility publishes a **different metric**, so MW values are not comparable from one row to the next. Each row names its metric.

Seven listings print service size in amps and **none prints available MW**. The utility holds that answer, so each row ends with the question to ask.

Six listings name the serving utility; for the other four, confirm who serves the site before asking about feeders.

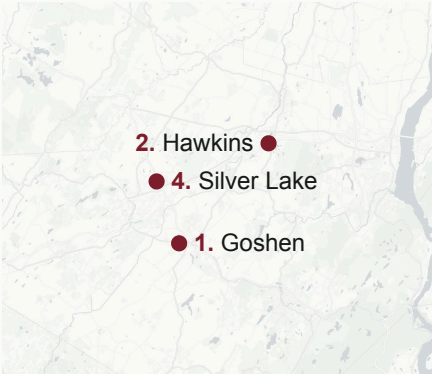
The table gives counts, metrics and dates. Latest values and source dates for the nearby substations at other sites are available on request.

Site locations

Capital Region



Mid-Hudson



Connecticut coast



10 mi

Source: © OpenStreetMap contributors © CARTO. Hawkins Drive is plotted at a street center (approximate). Site 3 was not mapped; its address match was not confident enough.

Utility data near the ten sites

The table below pairs the ten mapped listings with utility data published within 10 miles. It gives the broker's service size alongside the utility, nearest distance, unit count, metric and available utility dates, followed by a question to ask. Rows 7 to 10 name no utility; confirm who serves each site first.

#	Site	Listing prints	Nearby substations
1.	39 Police Drive, Goshen NY 10924 OC Partnership; listing names Orange and Rockland Utilities	1,200 amps	Orange and Rockland Utilities Nearest 1.4 mi; 25 substations within 10 mi. load-serving headroom, native MW. Apr 2, 2026 to Oct 2, 2026.
Ask Orange and Rockland Utilities: “Which feeder and substation serve 39 Police Drive, and what loading limit applies with one transformer out of service?”			
2.	Hawkins Drive, Town of Montgomery NY 12549 OC Partnership; listing names Central Hudson Gas & Electric approximate (street center)	3,000 amps	Central Hudson Gas & Electric Nearest 1.5 mi; 6 substations within 10 mi. feeder-derived sums / MW. Mar 31, 2026. Orange and Rockland Utilities (neighboring utility) Nearest 7.2 mi; 6 substations within 10 mi. load-serving headroom, native MW. Oct 2, 2026.
Ask Central Hudson Gas & Electric: “Which feeder and substation serve Hawkins Drive, and which shared transformer limit applies to the feeder-derived sum?” Why this matters: Central Hudson’s substation figures are sums of feeder values, not a published substation rating.			
3.	1500 Corporate Blvd, Town of Newburgh NY 12550 OC Partnership; listing names Central Hudson Gas & Electric	2,500 amps (largest of 3); 480/277 V	Address match not confident enough; no substations searched.
Confirm the address match, then ask Central Hudson Gas & Electric: “Can you confirm the service location for 1500 Corporate Blvd and which feeder and substation serve it?”			
4.	350 Silver Lake Scotchtown Road, Town of Wallkill NY 10940 OC Partnership; listing names Orange and Rockland Utilities	4,000 amps	Orange and Rockland Utilities Nearest 0.5 mi; 19 substations within 10 mi. load-serving headroom, native MW. Apr 2, 2026 to Oct 2, 2026. Central Hudson Gas & Electric (neighboring utility) Nearest 8.5 mi; 1 substation within 10 mi. feeder-derived sums / MW. Mar 31, 2026.
Ask Orange and Rockland Utilities: “Which feeder and substation serve 350 Silver Lake Scotchtown Road, and what loading limit applies with one transformer out of service?”			
5.	700 Smith Boulevard, Albany NY 12202 Port of Albany; listing names National Grid	not printed	National Grid Nearest 1.1 mi; 64 substation banks within 10 mi. electrification headroom / MW. Mar 25, 2026. Bank readings on page 4.
Ask National Grid: “Which feeder and substation serve 700 Smith Boulevard, and how should their electrification headroom and zero-peak records be interpreted?”			

#	Site	Listing prints	Nearby substations
6.	35 Riverside Ave, Rensselaer NY 12144 Port of Albany; listing names National Grid	not printed	National Grid Nearest 0.7 mi; 68 substation banks within 10 mi. electrification headroom / MW. Mar 25, 2026.
Ask National Grid: “Which feeder and substation serve 35 Riverside Ave, and how should their electrification headroom be interpreted for this site?”			
7.	55 Randall Avenue, Bridgeport CT 06606 Territory unconfirmed on the listing. Angel Commercial	up to 200 amps (panels; verify service); 120/208 V	UI Nearest 0.2 mi; 14 substation feeder groups within 10 mi. EV hosting / MW; interpretation unresolved. No utility-reported source date.
Confirm the serving utility first: “Do you serve 55 Randall Avenue, and can you confirm which feeder and substation serve it and provide dated load-serving information?” Why this matters: UI publishes an EV hosting figure, and how it applies to a manufacturing load is unresolved.			
8.	10 Island Brook Avenue, Bridgeport CT 06606 Territory unconfirmed on the listing. Angel Commercial	1,200 amps (largest of 2); 600 V	UI Nearest 0.5 mi; 14 substation feeder groups within 10 mi. EV hosting / MW; interpretation unresolved. No utility-reported source date.
Confirm the serving utility first: “Do you serve 10 Island Brook Avenue, and can you confirm which feeder and substation serve it and provide dated load-serving information?” Why this matters: As in row 7, what UI’s EV hosting figure says about a manufacturing load is unresolved.			
9.	15 South Street, Norwalk CT 06854 Territory unconfirmed on the listing. Angel Commercial	200 amps (each garage)	0 nearby substations in the utilities covered here. No utility-reported source date.
No substation data within 10 miles in the utilities covered here; ask the utility directly: “Do you serve 15 South Street, and can you confirm which feeder and substation serve it and provide dated load-serving information?” Why this matters: The search found no covered-utility substation records within 10 miles, so these records say nothing about this site.			
10.	9564 Route 9W, Athens NY 12015 Territory unconfirmed on the listing. NAI Platform	not printed	Central Hudson Gas & Electric Nearest 4.0 mi; 3 substations within 10 mi. feeder-derived sums / MW. Mar 31, 2026. National Grid Nearest 5.3 mi; 4 substation banks within 10 mi. electrification headroom / MW. Mar 25, 2026.
Confirm the serving utility first: “Do you serve 9564 Route 9W, and can you confirm which feeder and substation serve it and provide dated load-serving information?” Why this matters: Central Hudson’s substation figures are sums of feeder values, not a published substation rating.			

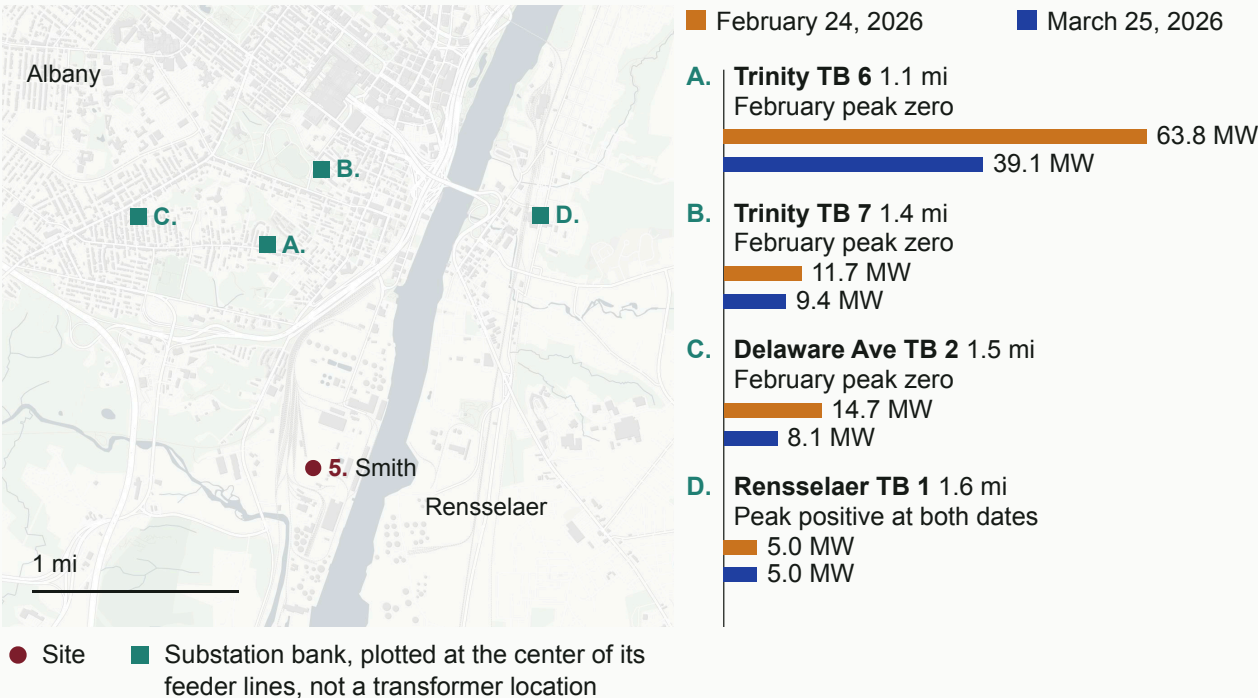
A 10-mile screening boundary is used for each screened site; it has no service-area significance. Nearest distances are to feeder-line centers. Amps are shown as printed and are not converted to MW. Service size shows what a building is connected for, not what the grid behind it can add. Listings read October 21, 2026.

Why Trinity TB 6 reads 63.8 MW in February

In the files, each bank has a rating and a seasonal peak, and the published headroom equals the rating minus the peak. Trinity TB 6 has a zero February peak, so its 63.8 MW of headroom equals the full rating. The files do not explain the zero peak. National Grid needs to clarify its meaning.

At 700 Smith Boulevard, the chart compares the same four National Grid banks on two dates. It shows why a published figure needs interpretation before Calder uses it to assess a listing. For any site with data within 10 miles, the same fields are available: nearest units, metric, source date and distance. A two-date comparison like this one exists only where the files hold two dates.

Published headroom at the four nearest National Grid banks to 700 Smith Boulevard



Source: National Grid files; utility refresh dates February 24 and March 25, 2026; archive collections March 12 and April 1, 2026. Distances are to feeder-line centers.

Across the archived files, by March 25, 61 of the 78 banks with a zero February peak had a positive peak, and 17 stayed at zero. The two dates are therefore not like-for-like. Within 10 miles of Smith, 33 of 64 banks had a zero February peak. Rensselaer TB 1 shows a positive peak at both dates, and its headroom is the same at both. Cause and any physical network change need National Grid's confirmation. Only National Grid can say which equipment supplies the site.

Metric definitions and limits

Utility / metric	Definition and source-date basis
Orange and Rockland Utilities load-serving headroom, native MW	Counted unit: distinct substations, grouped by source substation name. Native MW from published bank rating minus seasonal peak; the loading limit may be lower with one transformer out of service.
Central Hudson Gas & Electric Feeder-derived sums / MW	Counted unit: distinct substations, grouped by source substation name after feeder deduplication. Aggregated feeder headroom; a shared transformer rating can constrain the sum.
National Grid Electrification headroom / MW	Counted unit: substation banks. The portal describes transport and heating screening. Utility refresh dates and archive collections are separated.
UI EV hosting / MW	Counted unit: substation feeder groups. Feeder values grouped by substation name; interpretation unresolved. No utility-reported source date.

Search coverage

Data are summer-season; UI's annual data are included. Nearby substation data for the four sites whose listings do not name a utility is evidence only; the utility must identify serving equipment.

Eversource and NYSEG are not covered.

The Goshen count excludes one unit whose name indicates a mobile substation.

Limits of this evidence

Source dates in the table run from March 25, 2026 (National Grid) to October 2, 2026 (Orange and Rockland Utilities). The Smith chart also shows February 24, 2026 values. UI and the sites with no nearby data give no utility date. Where a date is printed, it is the one the utility gives.

Utility confirmation is needed for serving equipment, connection route and project requirements. Costs and timing remain open. The utilities named have not reviewed these figures.

A utility will ask for the parcel boundary and the proposed operating profile.

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Have a site in mind? Send the address to ash@substationcapacity.com.