

+26,000 Square Feet of Light Industrial Suites Ready for Move In

2055 Niagara Falls Blvd.
Wheatfield, New York

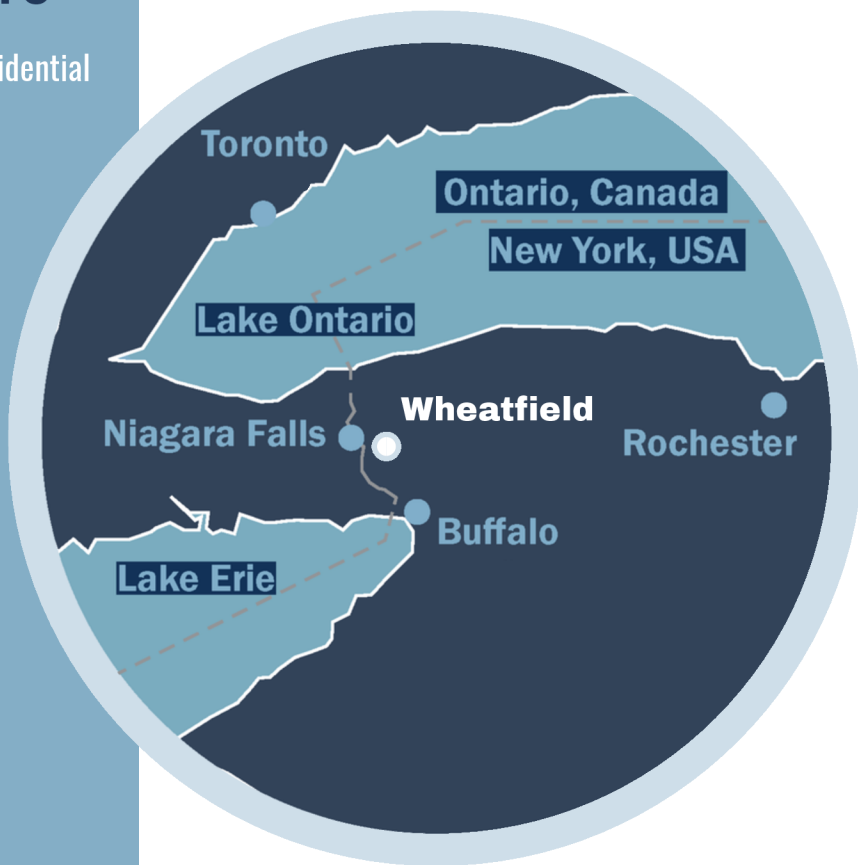


OVERVIEW

2055 Niagara Falls Boulevard is a business incubator space owned and managed by the Niagara County Industrial Development Agency (IDA). With multiple suites with over 26,000 sq ft now available, this space is perfect for light industrial businesses, offices, and more. Some units include almost 5,000 sq ft of 18'-23' ceiling warehousing, along with office and kitchen space. Some units also feature 4 dock doors with 12'x14' high two grade level dock levelers. With this being an IDA property, not only will you be able to lease, but you will also be able to work with our business development team to identify potential grants, programs, or incentives your business may qualify for.

REGIONAL & LOCAL ASSETS

- Located in near both nearby commercial and residential assets
- 2.5 Miles to Interstate 190
- 11.2 Miles to the Canadian Border
- Next to Niagara Falls International Airport
- 22 Miles to Buffalo
- Rail Access: N/A
- Nearby cultural destinations:
 - Aquarium of Niagara
 - NYPA Power Vista
 - Niagara Falls State Park



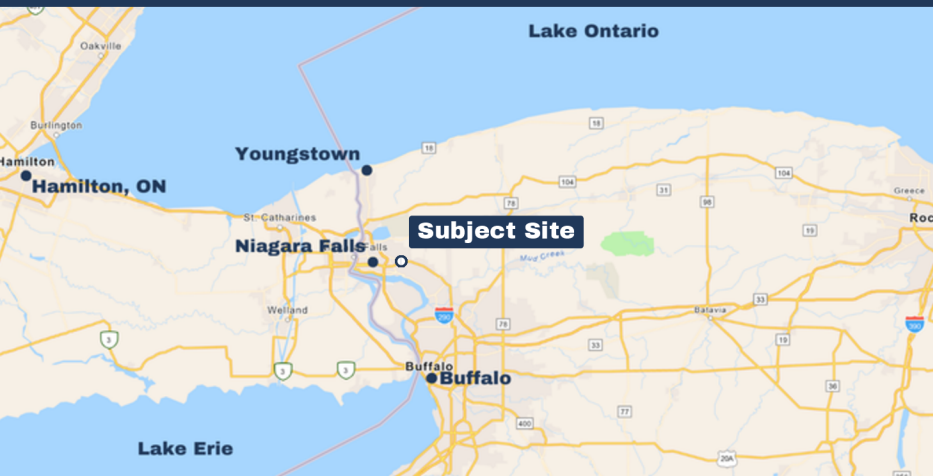
OPPORTUNITY

The Niagara County Industrial Development Agency is actively seeking parties interested in leasing space on this property. Strengths include the following:

- Located on a large business corridor
- Strategically located for workforce commuting
- Ready for light industrial, R&D, warehousing, logistics, office suites, and more
- Located near the Canadian-U.S. Border

Array of development incentives available:

- Industrial Revolving Loan Funds
- Tax Abatements
- Low Cost Power Programs
- Workforce Development and Training Incentives
- State Tax Credits and Capital Grants
- Federal Opportunity Zone Incentives



FOR MORE INFORMATION

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PROPERTY OVERVIEW

PROPERTY ADDRESS

2055 Niagara Falls Blvd
Wheatfield, NY 14304

CURRENT USES

Partially Vacant

OWNERSHIP

Niagara County IDA

SIZE

6.16 acres

CURRENT ZONING

M-2 Industrial

UTILITIES

Town of Wheatfield (Water/Sewer), National Grid, Verizon, Spectrum, 5G, National Fuel

STRUCTURES/TOPOGRAPHY

One Building (Units 4-9: 17,290 sq ft | Units 14-16: 9,100 sq ft); Terrain is flat

NEXT ACTION

IDA to find a leasee and have business development team discuss possible incentives that the business may qualify for.

