

FOR SALE:

130,000 SQ FT. OF INDUSTRIAL BUILDING SPACE

Niagara Falls, New York



OVERVIEW

Discover the exceptional opportunity at 3505 Hyde Park Blvd, where you'll find two impressive buildings with more than 132,000 sq. ft. of versatile space. These structures are set on an expansive 15.21 acres of land, which is zoned for heavy industry, offering immense potential for various business activities. Perfectly situated just 4 miles from the Lewiston-Queenston International Bridge, this prime location provides unparalleled access to the U.S.-Canada border, making it an ideal choice for businesses looking to expand their reach. The strategic positioning not only facilitates seamless cross-border logistics but also enhances connectivity with major transport networks.

REGIONAL & LOCAL ASSETS

- Strategically located in the city's manufacturing corridor
- 1.5 Miles to Interstate-190
- 2.9 Miles to the Canadian Border
- 5.6 Miles to Niagara Falls International Airport
- 22 Miles to Buffalo
- Nearby cultural destinations:
 - Niagara Falls State Park
 - The Niagara Gorge
 - NYPA Power Vista



OPPORTUNITY

Niagara County and Private Ownership are actively seeking parties interested in buying or leasing this parcel. Strengths include the following:

- 50 ft. clear high on building
 - 600 amp power, upgradeable
 - Sewer required upgrade
 - 30x30x30 ft pit + trench for bulk dumping
 - Infrastructure: It features essential industrial amenities, including multiple loading docks, substantial storage capacity, and facilities suitable for a range of industrial operations.
- Revolving Loan Funds
 - Tax Abatements
 - Low Cost Power Programs
 - Workforce Development and Training Incentives
 - State Tax Credits and Capital Grants



FOR MORE INFORMATION

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PROPERTY OVERVIEW

PROPERTY ADDRESS

3505 Hyde Park Blvd.
Niagara Falls, NY 14305

CURRENT USES

Vacant

OWNERSHIP

Private

SIZE

15.21 acres

CURRENT ZONING

HI - Heavy Industrial

UTILITIES

Niagara Falls Water Board, National Grid, National Fuel, Spectrum, Verizon

STRUCTURES/TOPOGRAPHY

Two Buildings (66,105 sq. ft. & 66,350 sq. ft.); Terrain is flat

NEXT ACTION

Connect potential interested parties with property ownership and develop a strategic path forward.

