

Accessible Yet Private Industrial Site

City of Niagara Falls, New York



OVERVIEW

Located outside the hustle and bustle of the City of Niagara Falls, this 60 acre site (comprised of two parcels) offers a unique location ideally suited for developers that require privacy and limited access. Once owned by the New York Power Authority, the property is ideal for warehousing, manufacturing, light assembly, and research and development. Offering numerous incentives, the property underwent a full environmental analysis in 2013 that found the site contained “a low potential for any significant environmental issues.” Strategically located next to I-190 and many commercial and recreational destinations, the site makes it possible to grab a quick round of golf or a visit to Niagara Falls within minutes.

REGIONAL & LOCAL ASSETS

- Secluded parcel adjacent to open space and transmission powerline right-of-way
- Frontage road separate from main highway
- Adjacent to rail yard
- .7 miles to I-190
- 4 miles to Niagara Falls International Airport
- 10 minutes to Canadian border
- Nearby cultural destinations:
 - Niagara Falls
 - Niagara Falls State Park
 - Fort Niagara State Park
 - Historic Old Fort Niagara
- Numerous higher education institutions nearby



OPPORTUNITY

The City of Niagara Falls is actively seeking parties interested in the redevelopment of these parcels. Strengths for this site include the following:

- Large industrial property adjacent to existing rail yard and open space (Utility ROW).
- Strong municipal support for development
- Private access with frontage road separated from main highway
- Easy access to I-190
- Array of development incentives available:
 - Industrial Revenue Bonds
 - Revolving Loan Funds
 - Tax Abatements
 - Low Cost Power Programs
 - Workforce Development and Training Incentives
 - State Tax Credits and Capital Grants
 - Federal Opportunity Zone Program



FOR MORE INFORMATION

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PROPERTY OVERVIEW

PROPERTY ADDRESS

5000 Porter Road
City of Niagara Falls, NY 14304

CURRENT USES

Vacant

OWNERSHIP

City of Niagara Falls

SIZE

60.1 acres

CURRENT ZONING

I-2 Industrial

UTILITIES

Water, sewer, electricity, and gas connections

STRUCTURES/TOPOGRAPHY

No structures; terrain is flat

NEXT ACTION

Identify stakeholders and developers to discuss disposition of property and potential future uses for redevelopment.

