



# SHOVEL-READY DEVELOPMENT OPPORTUNITY

## LIGHT INDUSTRIAL SITE IDEAL FOR CARGO LOGISTICS

### **BORDERWORX SITE**

6405 INDUCON DRIVE WEST  
TOWN OF WHEATFIELD, NEW YORK

SBL#: 147.00-1-81.111

Site Size: 32.78 Acres

Buildings: 50,000 square feet (one building)

Zoning: I –Industrial

Current Use: Vacant

Adjacent Uses: Light Industrial / Airport /  
Open Space

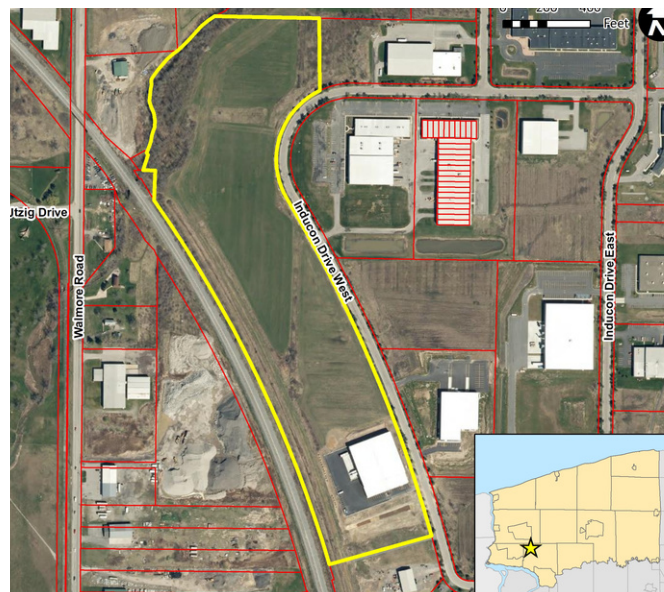
Owner: Gateway Centre, LLC

Highway Access: 4.3 miles to Interstate-190

Railroad Access: Yes

Utilities: Electric – 13.2kV, Gas - 12" line

Water 12" line @ 90 psi, Sewer - 27" line



### **IDEALLY SUITED FOR...**

- Manufacturing / Machining
- Light Assembly
- Warehousing
- Cargo / Freight Logistics
- Research & Development

### **INCENTIVES AVAILABLE...**

- Industrial Revenue Bonds
- Revolving Loan Funds
- Tax Abatement
- Brownfields Assistance
- Low Cost Power Programs
- Workforce Development & Training Assistance
- State Tax Credits & Capital Grants
- Federal Opportunity Zone Incentives