

Available Vacant Business Park Parcel

Parcel: 147.00-1-117
Sanborn, New York

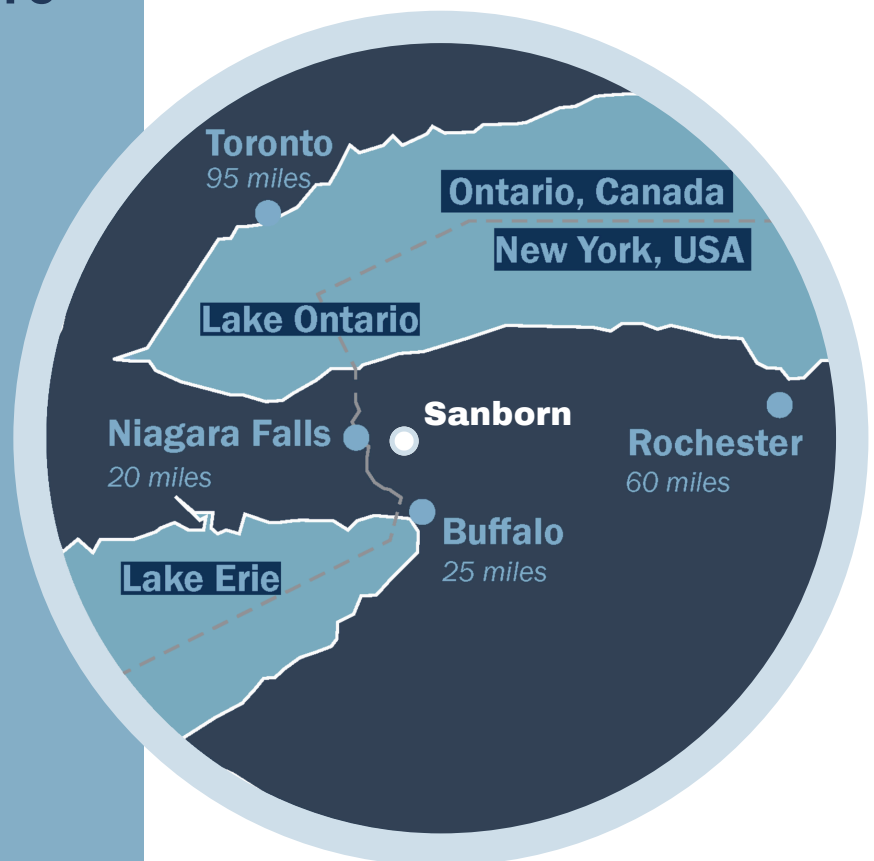


OVERVIEW

This prime development opportunity is located in the charming Hamlet of Sanborn, New York, where 4.0 acres of land are available for development within a prosperous business park. The Niagara County Industrial Development Agency (IDA), situated nearby in the park, offers assistance with incentives and programs tailored for your business. Strategically positioned within Niagara County, this location provides easy access to Canada, allowing you to tap into the Canadian market, while also being close to the urban center of Buffalo, New York. Additionally, it offers convenient reach to rural Niagara and Orleans Counties, catering to agricultural needs.

REGIONAL & LOCAL ASSETS

- Strategically located in Niagara County
- 4.3 Miles to Interstate 190
- 7.7 Miles to the Canadian Border
- 3.3 Miles to Niagara Falls International Airport
- 16 Miles to Buffalo
- Nearby cultural destinations:
 - Niagara Aerospace Museum
 - Historic Erie Canal Locks
 - Niagara Falls State Park



OPPORTUNITY

Niagara County IDA is actively seeking parties interested in buying this parcel for industrial or commercial development. Strengths include the following:

- Great potential for industrial and commercial combinations
- Located in already established business park with over two decades of operations
- Strong municipal and county support for development
- Array of development incentives available:
 - Revolving Loan Funds
 - Tax Abatements
 - Low Cost Power Programs
 - Workforce Development and Training Incentives
 - State Tax Credits and Capital Grants



PROPERTY OVERVIEW

PROPERTY ADDRESS

(SBL:147.00-1-117) Inducon Drive
Sanborn, NY 14132

CURRENT USES

Vacant

OWNERSHIP

Niagara County IDA

SIZE

4 acres

CURRENT ZONING

I-Industrial

UTILITIES

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

STRUCTURES/TOPOGRAPHY

No structures; terrain is flat

NEXT ACTION

Discuss plans for development with
business owner and set strategic path
forward for sale and project
completion.

FOR MORE INFORMATION

Andrea Klyczek

Exec. Director, NCIDA | Deputy Commissioner, Economic Development

6311 Inducon Corporate Drive

Sanborn, New York 14132

(716) 278-8761 | Andrea.Klyczek@NiagaraCounty.com

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