



55.10 ACRE MANUFACTURING SITE

LEASE OPPORTUNITY LIGHT INDUSTRY ZONED NEAR AIRPORT & HIGHWAY

PATRIOT AIRPORT INDUSTRIAL PARK

6600 WALMORE ROAD
TOWN OF WHEATFIELD, NEW YORK

SBL#: 140.00-10-9.2

Site Size: 55.10 acres (total)
~20 acres (developable)

Buildings: 158,441 sq. ft.

Zoning: LI – Light Industrial

Current Use: Abrasive Manufacturing

Adjacent Uses: Industrial / Airport / Commercial

Owner: Patriot Wheatfield Assoc., LP

Highway Access: 3.2 miles to Interstate I-190

Railroad Access: N/A

Utilities: Electric, Gas, Water, Sewer



IDEALLY SUITED FOR...

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



INCENTIVES AVAILABLE...

- Industrial Revenue Bonds
- Revolving Loan Funds
- Tax Abatements
- Brownfields Assistance
- Low Cost Power Programs
- Workforce Development & Training Assistance
- State Tax Credits & Capital Grants