

+300,000 Sq Ft of Leasable Industrial Space

Wheatfield Business Park

2221 Niagara Falls Boulevard, Wheatfield, NY 14304

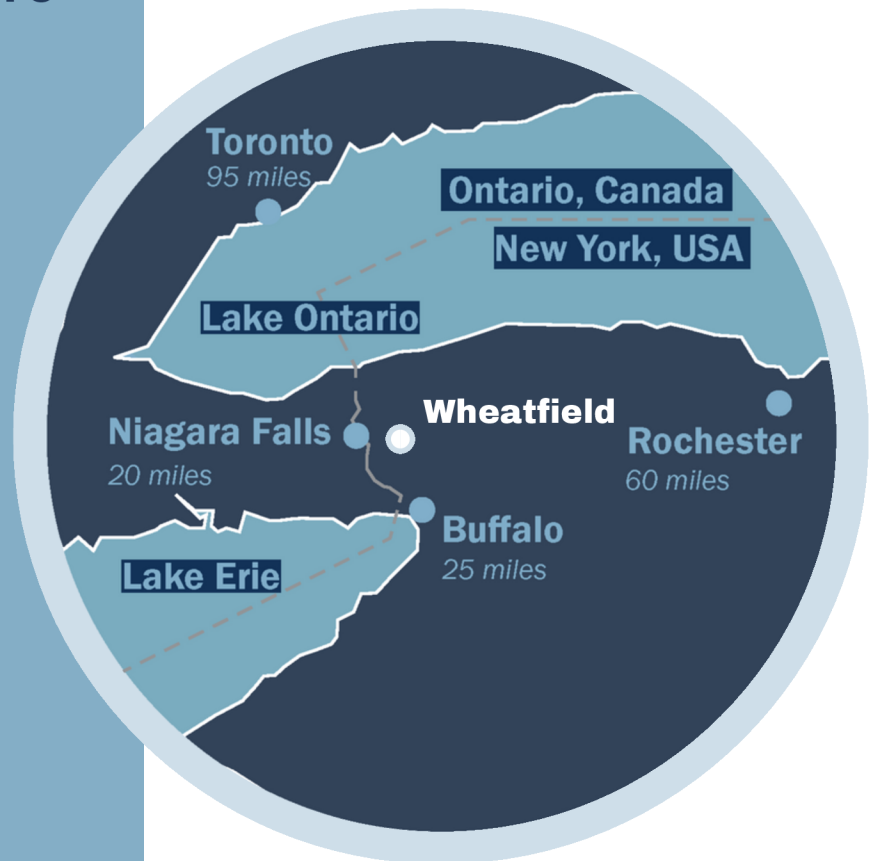


OVERVIEW

This expansive industrial opportunity is located within the Wheatfield Business Park, in the mid-20th century by Bell Aerospace, where over one million square feet of leasable space support a diverse range of operations. Approximately 300,000+ square feet are currently available, with flexible subdivision options to suit your needs. Spanning 93.1 acres, the site features clear heights from 25 to 40 feet, overhead cranes, and multiple truck-level and grade-level docks, along with outdoor storage for added capacity. This property offers exceptional logistics advantages. As part of Foreign Trade Zone #34, tenants also benefit from duty, tariff, and streamlined customs advantages supporting manufacturing, commercial, and warehousing activities.

REGIONAL & LOCAL ASSETS

- Strategically located in Niagara County
- 3.2 Miles to Interstate 190
- 7 Miles to the Canadian Border
- Next to Niagara Falls International Airport
- 22 Miles to Buffalo
- Nearby cultural destinations:
 - Niagara Aerospace Museum
 - Herschell Carrousel Factory Museum
 - Niagara Falls State Park



OPPORTUNITY

Private ownership & real estate brokers are actively seeking parties interested in leasing this parcel for industrial or commercial development Strengths include the following:

- Great potential for industrial and commercial combinations
- Located near the Amazon Fulfillment Center (2026)
- Located in Foreign Trade Zone #34
- 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



FOR MORE INFORMATION

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PROPERTY OVERVIEW

PROPERTY ADDRESS

(SBL:146.00-1-10.2) 2221 Niagara Falls Blvd,
Wheatfield, NY 14304

CURRENT USES

Partially Vacant/Manufacturing, machining,
R&D, warehousing

OWNERSHIP

Private

SIZE

93.1 acres

CURRENT ZONING

I-Industrial

UTILITIES

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

STRUCTURES/TOPOGRAPHY

5 structures; terrain is flat

NEXT ACTION

Facilitate discussions between
potential tenants and business
ownership/brokers for leasing
opportunities.

