

# LUCRATIVE DEVELOPMENT OPPORTUNITY INDUSTRIAL SITE WITH SIGNIFICANT TAX CREDITS



## 1501 COLLEGE AVENUE SITE

<b>Address</b>	1501 College Avenue City of Niagara Falls, NY
<b>SBL#</b>	130.18 – 2-19 (8 total parcels)
<b>Site Size</b>	19.01 Acres
<b>Buildings</b>	None
<b>Zoning</b>	I-2 – Industrial
<b>Current Use</b>	Vacant
<b>Adjacent Uses</b>	Industrial
<b>Owner</b>	Sam Santarosa
<b>Highway Access</b>	1.7 miles to Interstate-190
<b>Railroad Access</b>	Yes
<b>Utilities</b>	Electric – 115kV & 4.16kV, Gas – 270 MCFH Water 10" line @ 65 psi, Sewer - 15" access



### IDEALLY SUITED FOR:

- Heavy or Light Manufacturing
- Warehousing, Cargo & Logistics
- Data Center Operations
- Research & Development
- Office Buildings



### INCENTIVES

- Brownfields Tax Credits Up to 20% on Buildings & Equipment
- Industrial Revenue Bonds
- Revolving Loan Funds
- Tax Abatement
- Low Cost Power Programs
- Workforce Development & Training Assistance
- State Tax Credits & Capital Grants
- Federal Opportunity Zone Incentives