

# Niagara County Industrial Development Agency

## Real Property Assessment for Fiscal Year 2025

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### Niagara Industrial Suites Multi-tenant Facility

**Building:** 50,000 square foot multi-tenant industrial building located at 2055 Niagara Falls Blvd. Niagara Falls, New York on a 6.1 acre parcel. Building is 40% leased to 2 tenants.

<b>Funding:</b>	<u>Sources of Funds</u>	<u>Uses of Funds</u>
	USDC – EDA (Grant) \$1,100,000	Bldg. Const. & Land \$1,983,000
	NCDC Loan 310,000	Arch., Eng. 74,000
	NYS JDA 700,000	Project Inspect. 43,000
	NCIDA 291,000	Admin. Expense 301,000
	NEDF <u>250,000</u>	Contingency <u>250,000</u>
	<u>Total</u> <u>\$2,651,000</u>	<u>Total</u> <u>\$2,651,000</u>

Additional Building & Other Improvements (1993-2025):

Building	\$238,443
Landscaping	\$ 66,629
Infrastructure	<u>\$ 42,235</u>
<u>Total</u>	<u>\$347,307</u>

### Vantage Center Multi-tenant Facility

**Building:** 50,000 square foot industrial and multi-tenant building located at 6311 Inducon Corp. Drive, Vantage International Point, on 8.3 acres (675' x 535'). One hundred (100%) percent leased to several tenant companies.

<b>Funding:</b>	<u>Sources of Funds</u>	<u>Uses of Funds</u>
	USDC – EDA (Grant) \$1,000,000	Land Acquisition \$ 150,000
	Bank of America* 950,000	Arch., Eng. & Con Manag. 200,000
	NYS Job Development Au. 950,000	Building 3,545,000
	Niagara County (HUD Grant) 400,000	Contingency 175,000
	Niagara County IDA 675,000	Soft Costs 115,000
	NCDC Loan (NCIDA) <u>475,000</u>	Other <u>265,000</u>
	<u>Total</u> <u>\$4,450,000</u>	<u>Total</u> <u>\$4,450,000</u>

\* Formerly Fleet Bank

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Additional Building & Other Improvements (2001-2025):

Building	\$329,455
Building Improvements	\$151,004
Landscaping	\$ 8,625
Land Improvements	\$ 28,760
Infrastructure	<u>\$ 67,862</u>
<u>Total</u>	<u>\$585,706</u>

**Vantage International Point Park**

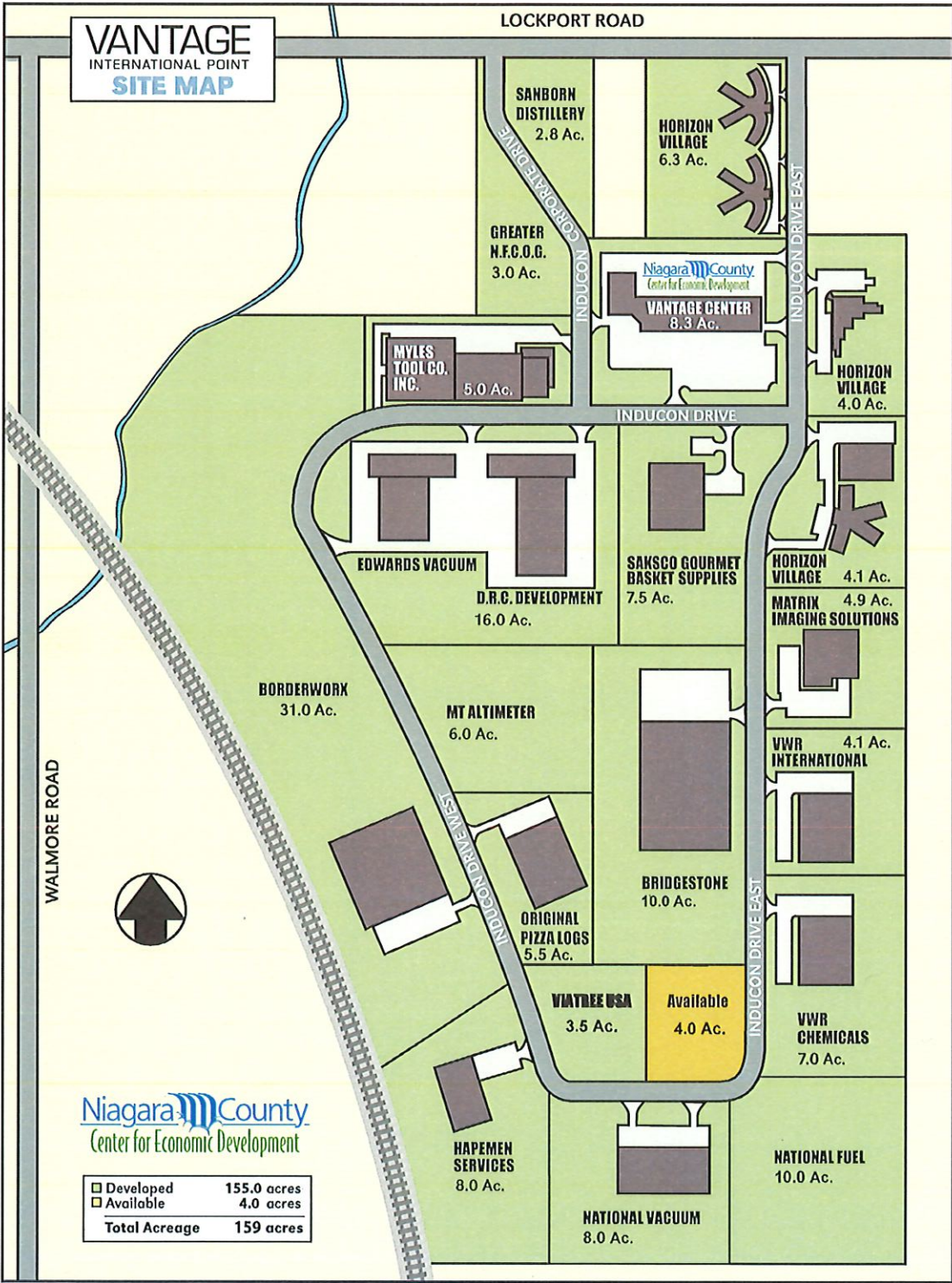
**Under Existing Ownership:**

Horizon	14.40 acres
Myles Tool	5.00 acres
NCIDA Vantage Center	8.30 acres
Matrix Imaging	4.90 acres
VWR International	4.10 acres
VWR Chemicals	7.00 acres
Saksco Gourmet Baskets	7.50 acres
National Fuel	10.00 acres
National Vacuum Environmental Services	8.00 acres
DRC Development LLC	16.00 acres
Hapeman Services	8.00 acres
MT Altimeter, LLC	6.00 acres
Original Pizza Logs	5.50 acres
Borderworx Logistics	31.00 acres
Vantage Point LLC (Bridgestone)	10.00 acres
Greater N.F.C.O.G.	3.00 acres
Leon Safir (Sanborn Distillery, Inc.)	2.80 acres
Viatree USA Inc.	3.50 acres

**Total Developed                      155.0 acres**

**See Attached Vantage International Point Site MAP**

**VANTAGE**  
INTERNATIONAL POINT  
**SITE MAP**



Niagara County  
Center for Economic Development

Developed	155.0 acres
Available	4.0 acres
<b>Total Acreage</b>	<b>159 acres</b>