

LUCRATIVE DEVELOPMENT OPPORTUNITY INDUSTRIAL SITE WITH SIGNIFICANT TAX CREDITS



1501 COLLEGE AVENUE SITE

Address	1501 College Avenue City of Niagara Falls, NY
SBL#	130.18 – 2-19 (8 total parcels)
Site Size	19.01 Acres
Buildings	None
Zoning	I-2 – Industrial
Current Use	Vacant
Adjacent Uses	Industrial
Owner	Sam Santarosa
Highway Access	1.7 miles to Interstate-190
Railroad Access	Yes
Utilities	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