

# INDUSTRIAL DEVELOPMENT OPPORTUNITY WITH DIRECT ACCESS TO HIGHWAY AND RAILYARD

## PORTER ROAD SITE

<b>Address</b>	5000 Porter Road City of Niagara Falls, NY
<b>SBL#</b>	145.06-1-76, 145.06-1-76
<b>Site Size</b>	60.08 Acres
<b>Buildings</b>	None
<b>Zoning</b>	I2 – Industrial
<b>Current Use</b>	Open Space
<b>Adjacent Uses</b>	Rail Yard / Open Space
<b>Owner</b>	City of Niagara Falls
<b>Highway Access</b>	0.7 miles to Interstate-190
<b>Railroad Access</b>	Yes
<b>Utilities</b>	Electric – 13.2 kV, Gas – 57.3 MCFH, Water – 12" line @ 75 psi, Sewer – 42" line



### IDEALLY SUITED FOR:

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



### INCENTIVES

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