

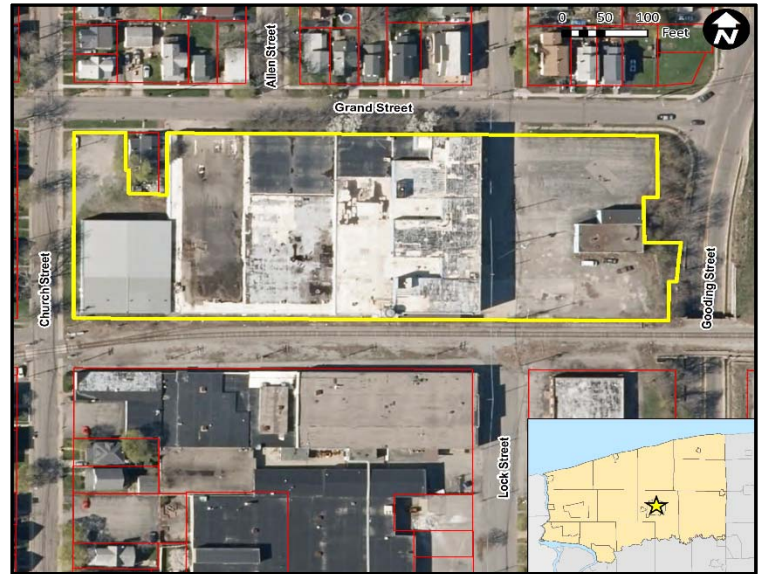
# MORE THAN 140,000 SQ. FT. OF INDUSTRIAL SPACE

## LIGHT INDUSTRIAL SITE WITH RAIL ACCESS



### JAMESTOWN CONTAINER SITE

<b>Address</b>	85 Grand Street (NYS Route 78) City of Lockport, NY
<b>SBL#</b>	109.46 – 2- 67
<b>Site Size</b>	3.8 Acres
<b>Buildings</b>	145,000 sq. ft.
<b>Zoning</b>	I2 – Light Industrial
<b>Current Use</b>	Vacant
<b>Adjacent Uses</b>	Light Industrial / Residential
<b>Owner</b>	85 Grand Street, LLC
<b>Highway Access</b>	0.1 miles to NYS Route 78
<b>Railroad Access</b>	Yes
<b>Utilities</b>	Electric – 115kV & 34kV, Gas - 12" line Water 6" @ 50 psi, Sewer - 10" /16" access



#### IDEALLY SUITED FOR:

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



#### INCENTIVES

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

Niagara County  
Center for Economic Development

info@NiagaraCountyBusiness.com  
6311 Inducon Corporate Drive  
Sanborn, New York 14132  
**(716) 278-8750**