

SHOVEL-READY DEVELOPMENT OPPORTUNITY

HEAVY INDUSTRIAL SITE CLOSE TO HIGHWAY AND AIRPORT

NIAGARA AIRPORT COMMERCIAL PARK

Address	Packard Road & Haseley Road Town of Niagara, NY
SBL#	146.06-1-1 (5 total parcels)
Site Size	219.75 Acres
Buildings	None
Zoning	HI – Heavy Industrial
Current Use	Agricultural
Adjacent Uses	Light Industrial / Airport / Open Space
Owner	Harold & Gordon Smith
Highway Access	1.3 miles to Interstate-190
Railroad Access	N/A
Utilities	Electric - 115kV & 34kV, Gas - 12" line Water 10" line @ 70 psi, Sewer - 18" 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