

# HEAVY INDUSTRIAL SITE WITH DIRECT RAIL ACCESS

## 15-TON OVERHEAD CRANES, STORAGE SILOS, AND 13.2 KV ELECTRIC



### FORMER PEMCO SITE

<b>Address</b>	150 Portage Road City of Niagara Falls, NY
<b>SBL#</b>	159.48-2-14
<b>Site Size</b>	5.9 Acres
<b>Buildings</b>	40,000 sq. ft.
<b>Zoning</b>	R3-C, Multi-family Residential Heavy Industrial (grandfathered)
<b>Current Use</b>	Warehousing
<b>Adjacent Uses</b>	Commercial / Industrial / Vacant
<b>Owner</b>	Precision Electro Minerals Co.
<b>Highway Access</b>	2.7 miles to Interstate-190
<b>Railroad Access</b>	Yes
<b>Utilities</b>	Electric, Gas, Water, Sewer



### 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
- Federal Opportunity Zone Incentives

