

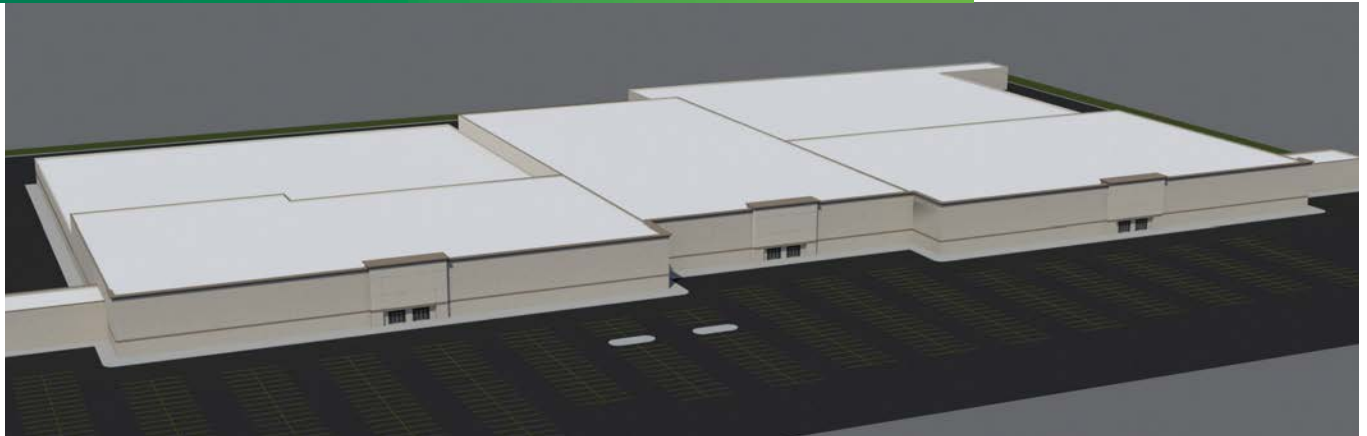
FOR LEASE

# NIAGARA CENTER OF COMMERCE DISTRIBUTION/FLEX SPACE

5535-5555

PORTER ROAD

Niagara Falls , NY 14304



## PROPERTY FEATURES

- + Approximately 528,000 SF situated on 21.4 acres
  - + Will demise square feet to suit
- + Suitable for most general commercial uses including warehousing, distribution, light manufacturing, flex office, and call center
- + Immediate access at I-190, just minutes from Lewiston-Queenston border crossing and Niagara Falls International Airport
- + Abundant parking field for vehicle and trailer parking
- + Heavy power, excellent heating and air conditioning systems, and fully sprinklered
- + 17 dock doors and 4 grade doors
- + Ability to expand buildings to suit, add dock/grade doors, possible rail siding, etc.



## CONTACT US

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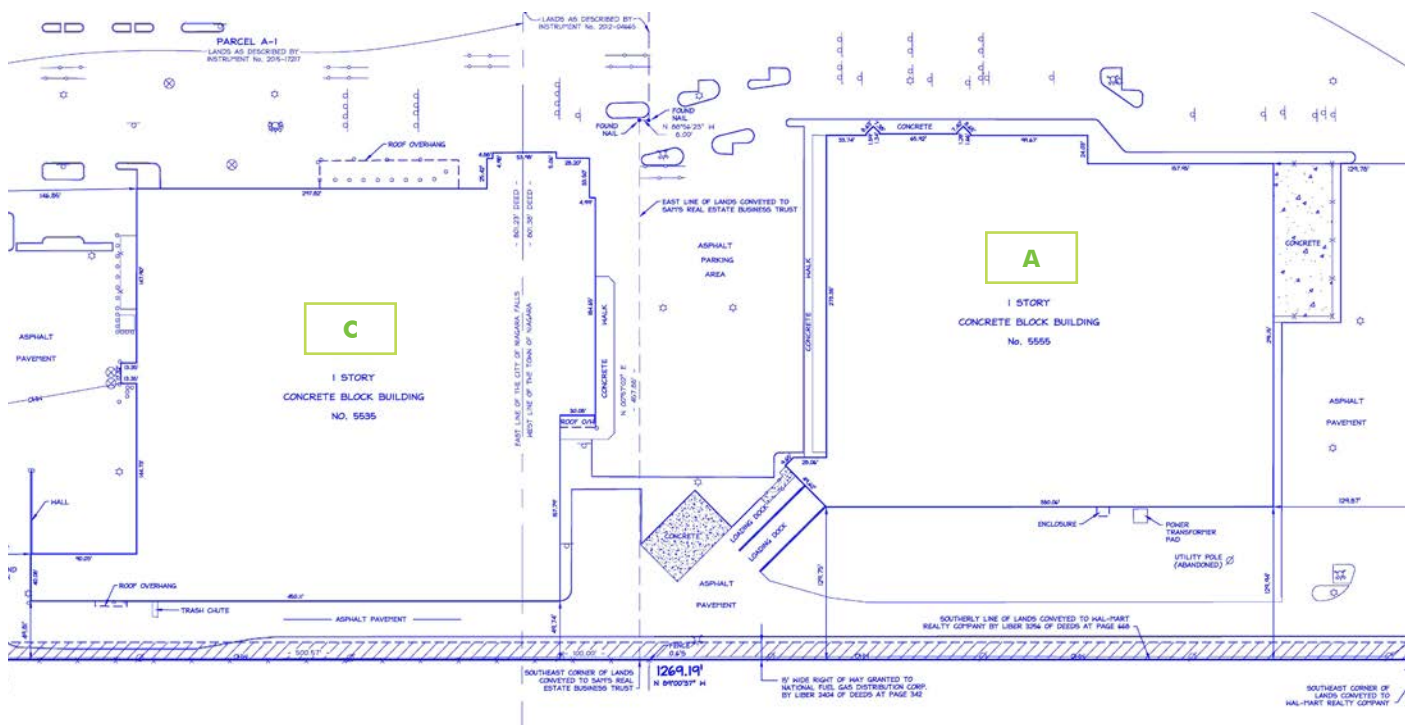
## EXISTING CONDITIONS

### WAREHOUSE A 5555 PORTER ROAD

- + ±116,290 SF
- + 18' clear at front sloping to 16' clear at rear
- + 40' x 60' column spacing
- + 2 dock doors, 2 grade doors

### WAREHOUSE C 5535 PORTER ROAD

- + ±131,650 SF
- + 24' clear
- + 40' x 60' column spacing
- + 6 dock doors, 1 grade door



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## PROPOSED DEVELOPMENT

### WAREHOUSE A 5555 PORTER ROAD

- + ±116,290 SF
- + 23' clear at front sloping to 18' clear at rear
- + 40' x 60' column spacing
- + 2 dock doors, 2 grade doors

### EXPANSION

- + ±86,650 SF
- + 32' clear & 5 dock doors

### WAREHOUSE B

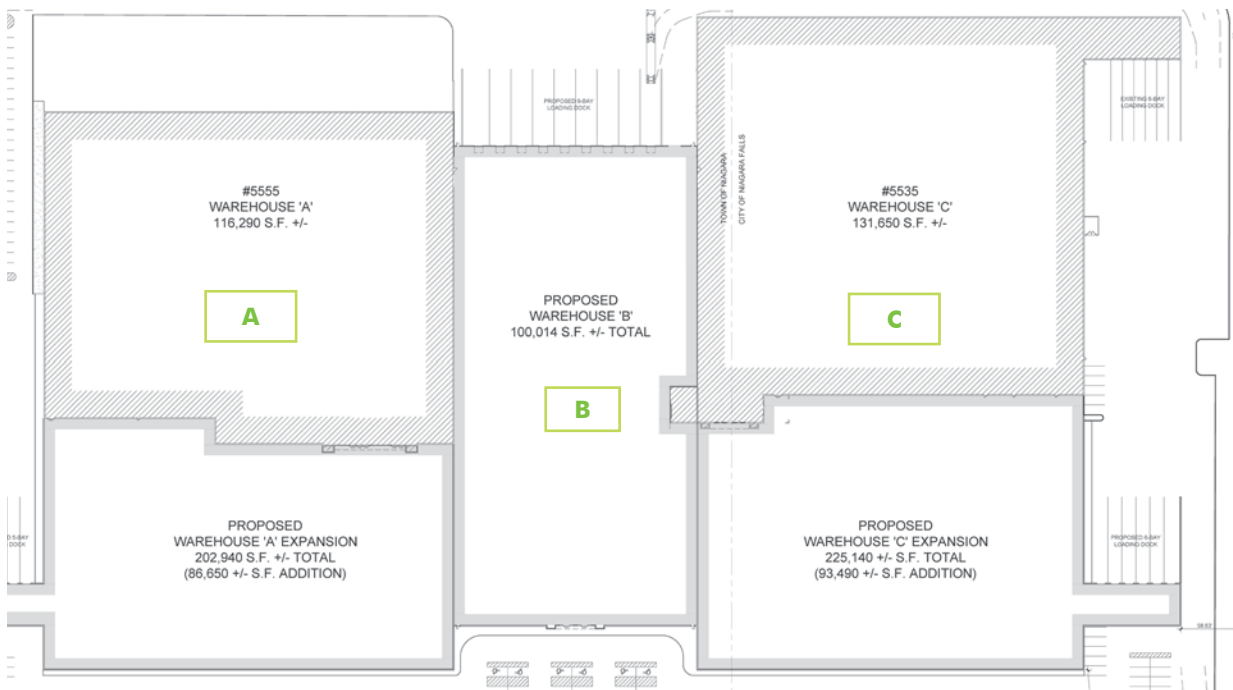
- + ±100,014 SF (planned new construction)
- + 32' clear
- + 40' x 40' column spacing
- + Up to 10 dock doors

### WAREHOUSE C 5535 PORTER ROAD

- + ±131,650 SF
- + 24' clear
- + 40' x 60' column spacing
- + 6 dock doors, 1 grade door

### EXPANSION

- + ±93,490 SF
- + 32' clear & 6 dock doors



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