

PRIME INDUSTRIAL PROPERTY

CAMBRIA, NEW YORK



OVERVIEW

Niagara County seeks a developer for 16.8-acres of land available at 5222 Lockport Junction Road. One of the largest available industrial properties remaining in the county, the site is near Lockport, NY with its cultural attractions and institutions. Situated at a former recycling center, the property is strategically located for transportation, existing economic activity, and redevelopment incentives.

REGIONAL & LOCAL ASSETS

- Desirable western New York location
- Adjacent to active CSX rail line
- 9 miles to I-990
- 30 minutes to Buffalo, NY
- 25 minutes to Canadian Border
- 3/4 miles to Yahoo! Data Center and Lockport Industrial Park
- Nearby cultural destinations:
 - Niagara Falls
 - Erie Canal
 - Niagara Wine Trail
- Numerous higher education institutions nearby



OPPORTUNITY

Niagara County is actively seeking parties interested in the redevelopment of this property.

- Prime industrial land 16.83 acres with road frontage and rail proximity
- Phase I and II ESAs conducted
- Entire acreage of tract is developable following clean-up
- Ideal Uses: industrial, warehousing or data center
- Array of development incentives available:
 - Brownfield Cleanup Program (BCP)
 - Low Cost Power Incentives
 - Job Training Assistance
 - Payment In Lieu of Taxes (PILOT)

PROPERTY OVERVIEW

PROPERTY ADDRESS

5222 Lockport Junction Road
Lockport, NY, 14094

CURRENT USES

Vacant

OWNERSHIP

Junction Road Recycling, Inc.
Temporary Incidence of Ownership
by Niagara County

SIZE

16.83 acres

CURRENT ZONING

I-1, Light Industrial

UTILITIES

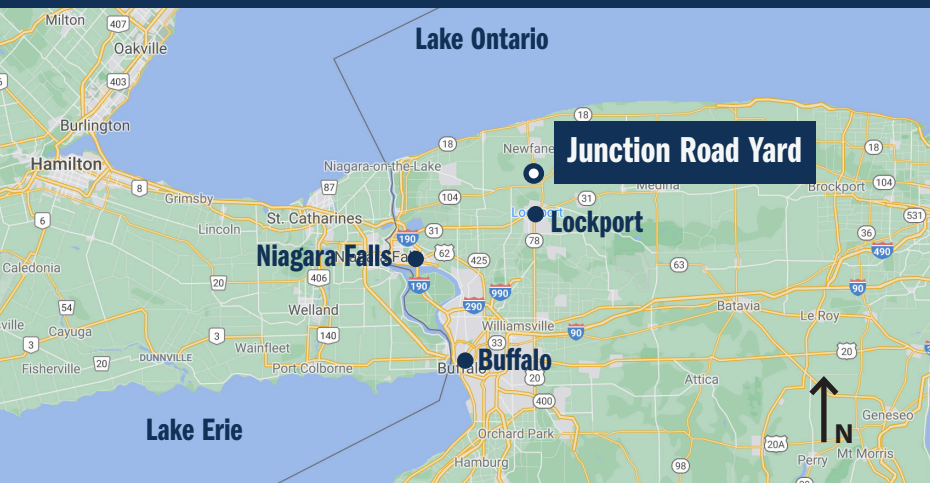
Water, sewer, electricity, and gas connections nearby; fiber optic amplification facility under development 1/2 mile from site

RAIL SERVICE

Adjacent to active CSX rail line
(creates northern boundary of site)

NEXT ACTION

Identify stakeholders and developer/s regarding disposition of property and potential future uses for redevelopment.



FOR MORE INFORMATION

Amy E. Fisk, AICP, Brownfield Program Manager
Niagara County Dept. of Econ. Development
Sanborn, New York 14132
Phone: (716) 278-8754
Email: amy.fisk@niagaracounty.com

Last updated: September 7, 2021

