

MORE THAN 40,000 SQ. FT. OF HANGAR SPACE CLOSE TO HIGHWAY AND ADJACENT TO AIRPORT



FORMER U.S. ARMY RESERVE SITE

Address	9400 Porter Road Town of Niagara, NY
SBL#	146.14-1-10, 146.14-1-8
Site Size	18.7 Acres
Building	150,000 sq. ft. including 40,000 sq. ft. hangar
Zoning	LI – Light Industrial
Current Use	Vacant
Adjacent Uses	Airport / Open Space
Owner	Niagara Falls Airport Center of Commerce
Highway Access	3.4 miles to Interstate-190
Railroad Access	N/A
Utilities	Electric - 13.2kV, Gas - 25.7 MCFH Water 10" line @ 70 psi, Sewer - 42" line



IDEALLY SUITED FOR:

- Aerospace / Aviation
- 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