

# WAREHOUSING OPPORTUNITY

## INDUSTRIAL SITE IN PROXIMITY TO HIGHWAY AND RAIL



### G & A WAREHOUSE SITE

<b>Address</b>	3193 Buffalo Avenue City of Niagara Falls, NY
<b>SBL#</b>	159.16 – 2 -6
<b>Site Size</b>	7.39 Acres
<b>Buildings</b>	142,500 sq. ft.
<b>Zoning</b>	I-2 – Industrial
<b>Current Use</b>	Vacant
<b>Adjacent Uses</b>	Heavy Industrial / Open Space
<b>Owner</b>	G & A Warehouse, LLC
<b>Highway Access</b>	1.5 miles to Interstate-190
<b>Railroad Access</b>	Yes
<b>Utilities</b>	Electric – 115kV & 13.2kV, Gas – 275 MCFH Water 24" line @ 90 psi, Sewer - 12" line Access



### 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

