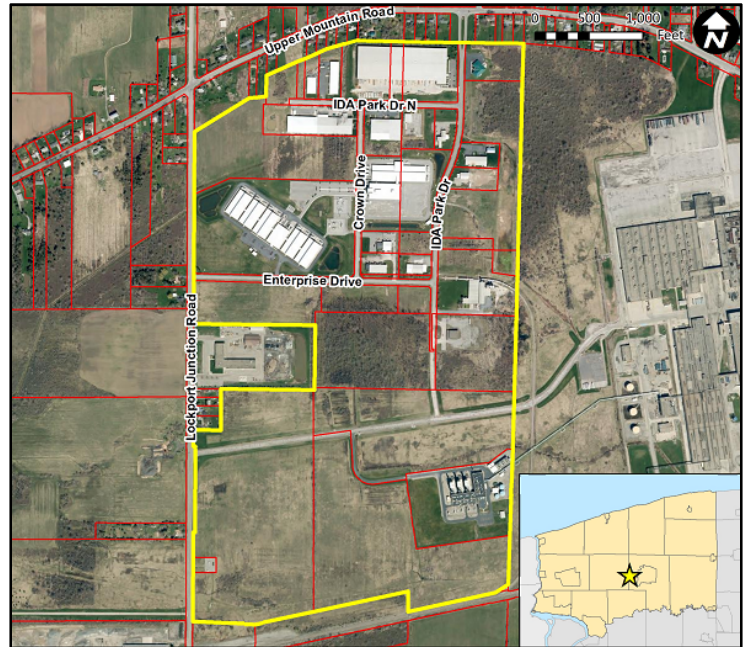


# SHOVEL-READY DEVELOPMENT OPPORTUNITY

## INDUSTRIAL SITE WITH HIGHEST LEVEL BROADBAND IN WNY

### LOCKPORT IDA PARK

<b>Address</b>	4903 IDA Park Drive Town of Lockport, NY
<b>SBL#</b>	108.06 – 1- 58 (9 total parcels)
<b>Site Size</b>	130.36 Acres
<b>Buildings</b>	Leasable Space Available
<b>Zoning</b>	I – Industrial
<b>Current Use</b>	Vacant
<b>Adjacent Uses</b>	Light Industrial / Open Space
<b>Owner</b>	Town of Lockport IDA
<b>Highway Access</b>	Adjacent to NYS Route 93
<b>Railroad Access</b>	Yes (2 Onsite Rail Sidings)
<b>Utilities</b>	Electric – 115 kV, 69 kV, 13.4 kV & 11.2 kV, Gas – 600 MCFD, 20" and 30" line @ 797 PSI (600 MCFD) Water 29 MGPD, 29" line @ 60 psi, Sewer – 30 MGPD, 18" 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

