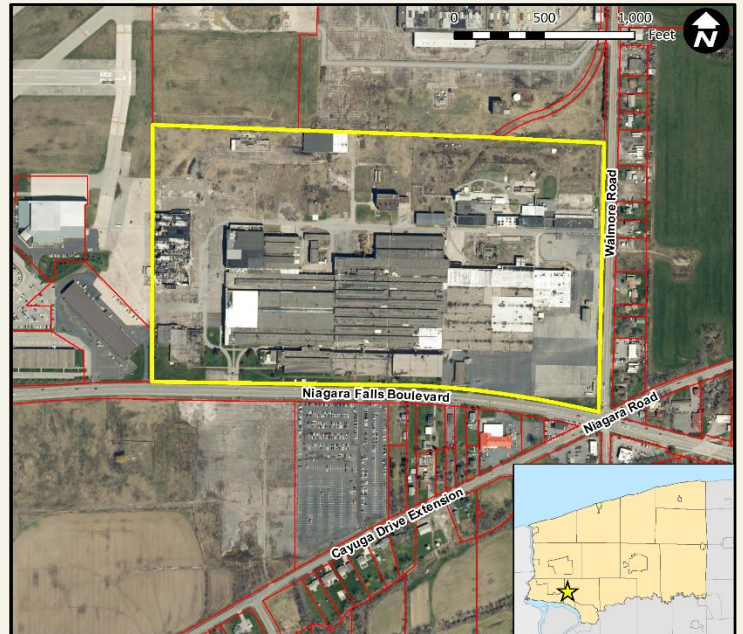


OVER ONE MILLION SQ. FT. OF LEASABLE SPACE HEAVY INDUSTRIAL SITE CLOSE TO HIGHWAY AND AIRPORT



WHEATFIELD BUSINESS PARK

Address	2221 Niagara Falls Blvd. Town of Wheatfield, NY
SBL#	146.00-1-10.2
Site Size	93.08 Acres
Buildings	Yes
Zoning	I – Industrial
Current Use	Various Industrial
Adjacent Uses	Light Industrial / Airport / Commercial
Owner	Wheatfield Business Park, LLC
Highway Access	3.2 miles to Interstate-190
Railroad Access	No
Utilities	Electric, Gas – 219.6 MCFH, Water – 8" line @ 62 psi, Sewer – 42" line on Niagara Falls Blvd. and 36" line on Walmore Rd.



IDEALLY SUITED FOR:

- Manufacturing / Machining
- Light Assembly
- Warehousing
- Cargo / Freight Logistics
- Research & Development

INCENTIVES

- Industrial Revenue Bonds
- Revolving Loan Funds
- Tax Abatement
- Brownfields Assistance
- Low Cost Power Programs
- Workforce Development & Training Assistance
- State Tax Credits & Capital Grants



Niagara County
Center for Economic Development

info@NiagaraCountyBusiness.com
6311 Inducon Corporate Drive
Sanborn, New York 14132
(716) 278-8750