

Niagara Plant Site

Niagara Falls, New York

Opportunity

Redevelopment of the Niagara Plant is important to the local community and the larger Buffalo Niagara region, which is a gateway for commerce between Canada and United States. Located in an industrial area of Niagara Falls, NY, this property offers a significant redevelopment opportunity in the Buffalo Niagara market.



Property Facts

The Niagara Plant Site consists of eight parcels encompassing 78 acres of which approximately 18 acres are leased to a chemical manufacturer.

Location: 3181 Buffalo Avenue, Niagara Falls, New York 14303

Region: Niagara County

Acreage: 78.1 total acres; 59.9 developable acres

Zoning: Industrial

Access: Accessible to I-190; Close proximity to the Niagara Scenic Parkway

Rail: Excellent rail access (CSX)

Airport: Approximately 5 miles from the Niagara Falls International Airport and under 25 miles from the Buffalo Niagara International Airport.

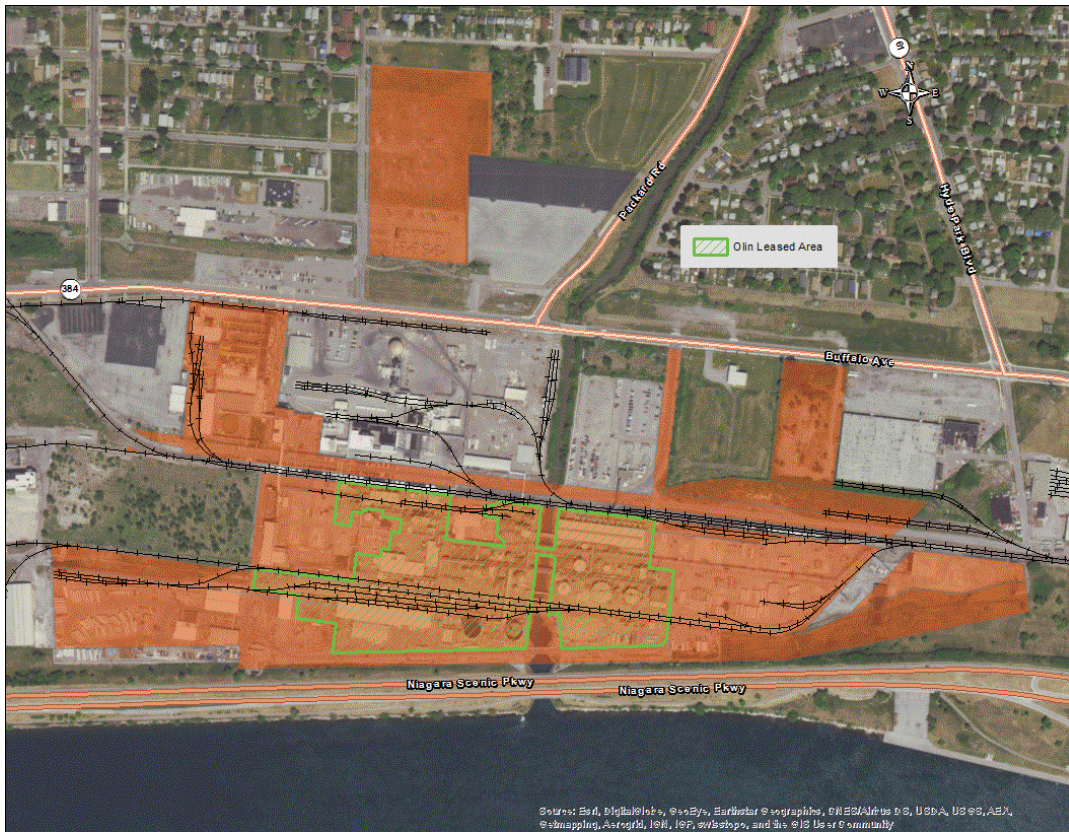
Utilities: Serviced by all major utilities

Property Assets

- Accessible to I-190. Approximately 2 miles from the Rainbow Bridge to Canada and approximately 10 miles from the Queenston-Lewiston Bridge.
- Niagara Falls' location is the key to the largest international Mega-Region between the U.S. and Canada.
- Region is strategically located within 500 miles of 40% of the U.S. population.
- Niagara Falls provides access to some of the cheapest and greenest power in North America.
- Buffalo Niagara Region is the 10th largest freight gateway in the U.S.
- Economic development incentives and resources available within the City of Niagara Falls and Niagara County.

Location

The Niagara Plant Site is located in Niagara County, New York. The Niagara Plant Site is situated in a heavily industrialized area of Niagara Falls, predominantly occupied by chemical industries. Residential areas are also in close proximity. The site is also part of the Buffalo Avenue Industrial Corridor Brownfields Opportunity Area (BOA).



Available Utilities

The Niagara Plant is serviced by all major utilities, including: electric, gas, water, sewer, and communication systems.

Potential Site Uses

- Intermodal transport and distribution
- Warehouse and rail-based yard operations
- Remanufacturing disassembly, reassembly
- Energy Generation

Status

The Niagara Plant Site, a former manufacturing operation, is currently being decommissioned and the property is being prepared for redevelopment.

The current owner is seeking preliminary Expressions of Interest (EOI) to identify developers and end users interested in the future ownership and redevelopment of the Niagara Plant Site.

For information on the EOI Process
(888) 508-6710