

BUFFALO BOLT

NIAGARA COUNTY, NY

BUSINESS PARK

NORTH TONAWANDA, NEW YORK

The Buffalo Bolt Business Park is a modern development with an emphasis on light manufacturing and commercial activities.

Located on 24 acres in North Tonawanda, New York, halfway between Buffalo and Niagara Falls, the site is only a few short miles from the New York State Thruway and the Canadian Border.



Positioned for multi-modal opportunities, the Buffalo Business Park is competitively priced and ready for your development.

Shovel-Ready Sites Available!



BUFFALO BOLT BUSINESS PARK

NORTH TONAWANDA, NEW YORK

Park Details

Acres Available: 6 acres
County: Niagara County
Zoning: Commercial/ Light Manufacturing
Price: Starting at \$ 5,000 per acre
Lease: N/A
Special Incentives: Project Specific

Access

Closest Highway: NYS Route 265
Miles to Highway: 0.3 miles
Closest Interstate: I-190
Miles to Interstate: 5.2 miles
Rail Service: CSX
Closest Airport: Niagara Falls International Airport

Utilities

Water & Sewer: North Tonawanda Water District
North Tonawanda Sewer District
Electric: National Grid
Natural Gas: National Fuel Gas
Telecom: Verizon

The city of North Tonawanda, (Population: 33,262) located midway between Buffalo and Niagara Falls, is the second largest community in the County of Niagara, and the 15th largest city out of 62 in the State of New York.



Historically, North Tonawanda, known as the Lumber City, has been an important regional manufacturing center. Let Lumber City Development Corporation be your partner in success.

The Buffalo Bolt Business Park is open for a wide variety of development scenarios, providing flexibility for prospective companies. We will work with you to find the right location and layout for your operations.

BUFFALO BOLT

AERIAL VIEW

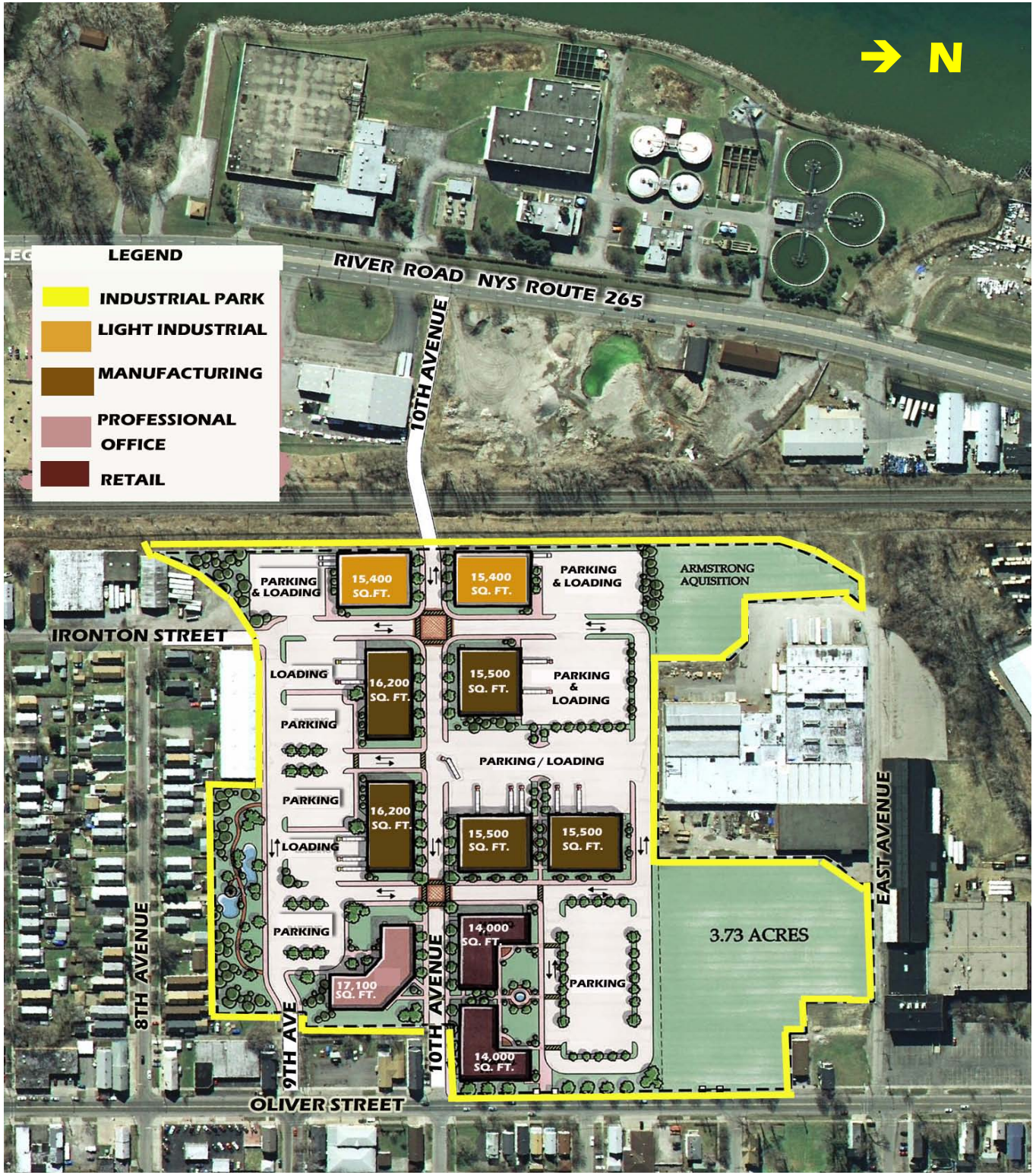
BUSINESS PARK

NORTH TONAWANDA, NEW YORK



LEGEND

- INDUSTRIAL PARK
- LIGHT INDUSTRIAL
- MANUFACTURING
- PROFESSIONAL OFFICE
- RETAIL



BUFFALO BOLT BUSINESS PARK

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The Buffalo Bolt Business Park has been reopened for business through a partnership between the City of North Tonawanda, Niagara County, and New York State. The site is ready for development and the City's *Lumber City Development Corporation* is ready to assist you in finding the best development package for your company. We can be your point of contact in identifying lending and grant opportunities as well as any tax benefits that may apply to your project.

Join these companies that have already made the Buffalo Bolt Business Park a part of their growth and success:

Armstrong Pumps, Inc.

International designer and manufacturer of fluid flow systems for residential, commercial and industrial markets. Armstrong Pumps operates in 114,500 square feet on 4.5 acres in the Business Park.

Taylor Devices, Inc.

Manufacturer of compressible damper systems, shock absorption mechanisms, motion controls, and other hydro-mechanical systems for military, industrial, and architectural applications in both domestic and overseas markets. Taylor Devices occupies a three-building campus in the Business Park that includes its corporate headquarters.