

CAMBRIA TECHNOLOGY PARK

NIAGARA COUNTY, NY

A NEW YORK STATE SHOVEL READY CERTIFIED SITE

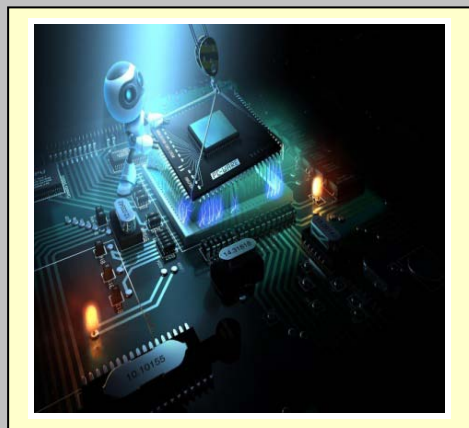
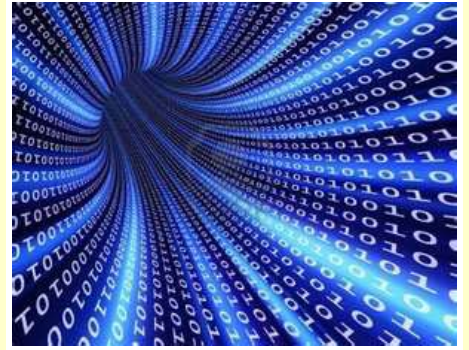
TOWN OF CAMBRIA, NEW YORK

The Cambria Technology Park is a New York State Shovel Ready Approved Site, located on two parcels on Lockport Road in the Town of Cambria, New York, between Comstock Road and Campbell Boulevard (NYS Route 270). Pre-approved and pre-permitted for development, this site's shovel ready state certification reduces development delays and construction costs, saving your company time and money.



Ideally positioned and pre-permitted for data center construction, high-tech manufacturing, a logistics center, back office operations, light manufacturing or research and development, the Cambria Technology Park is competitively priced and ready for your development.

It's Shovel Ready!



CAMBRIA TECHNOLOGY PARK

Park Details

Acres Available: 152 acres
County: Niagara County
Former Use: Agricultural
Zoning: Planned Unit Development (PUD) District
Price: \$18,000 to \$30,000 per acre
Lease: N/A
Special Incentives: Tax Abatement Programs
Project Specific Financial Assistance
Low Cost Power
Completed New York State Generic
Environmental Impact Statement for SEQR

Access

Closest Highway: Lockport Road (CR 6)
Miles to Highway: Adjacent
Closest Interstate: I-990
Miles to Interchange: 10 miles
Access Road: Lockport Road (NY Route 182)
Rail Service: CSX
Closest Airport:
Niagara Falls International Airport - 11 miles
Buffalo Niagara International Airport - 19 miles

Utilities

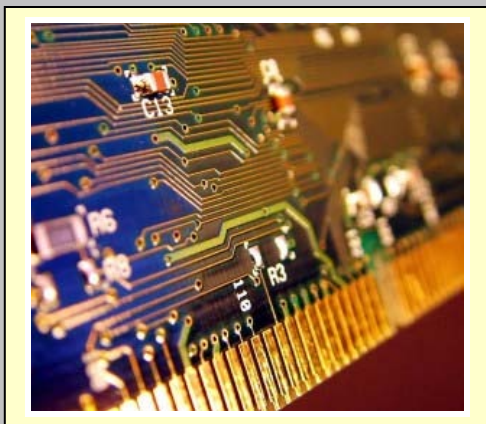
Water: Niagara County Water District
Sewer: Niagara County Sewer District No. 1
Electric: National Grid
Natural Gas: NYSEG
Telecom: Verizon



The Cambria Technology Park is a certified “Shovel - Ready” park located in the center of Niagara County, with access to all utilities including fiber optics, water and sewer, electricity and natural gas.

This site is within the eligibility range for hydro-power allocations from the Niagara Power Project of the New York Power Authority.

The Cambria Technology Park is conveniently located 25 miles from Buffalo, NY and 90 miles from Toronto, Ontario. This location provides easy access to both of these large population centers.



CAMBRIA TECHNOLOGY PARK

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By rezoning the land that comprises the Cambria Technology Park for “planned unit development,” the Town of Cambria has taken steps to proactively attract developments such as a data center, a logistics center, high-tech manufacturing, back office operations, light manufacturing or research and development.



Having earned the New York State Shovel-Ready certification from Empire State Development, the land is pre-permitted pre-approved, and ready for fast-track development right now.