

Lucrative Industrial Development Opportunity with Significant Tax Credits

1501 College Ave.
Niagara Falls, New York

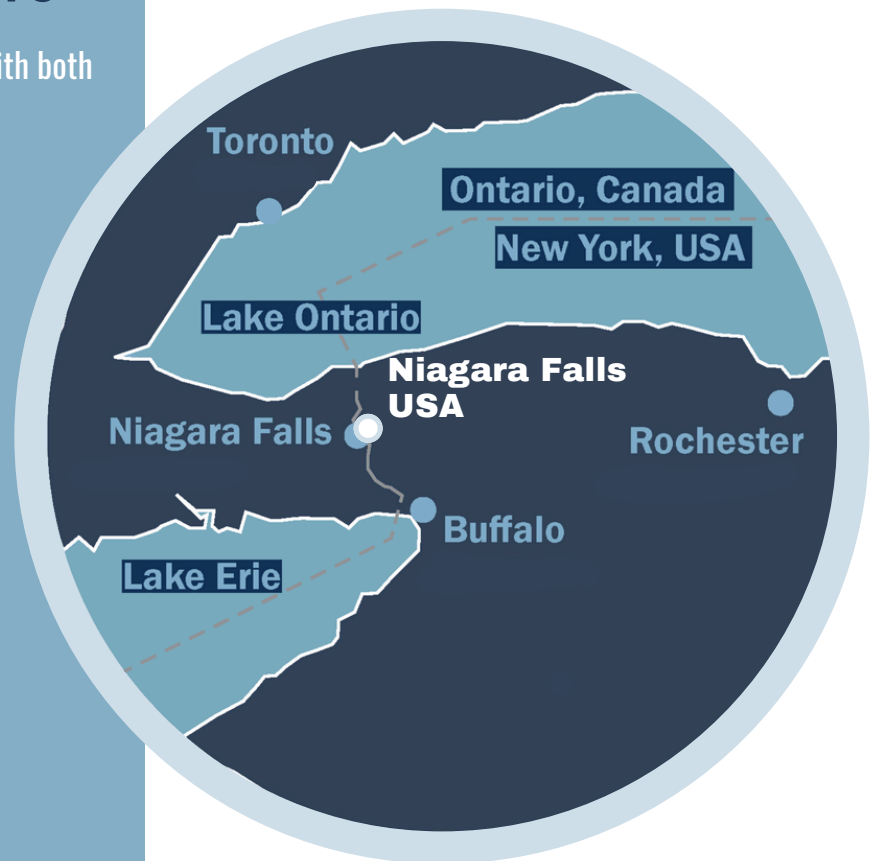


OVERVIEW

The 1501 College Avenue Site contains over 19 acres of land on eight parcels zoned for heavy industry. This former brownfield site has been cleared of all buildings and remediated to industrial standards through the New York State Brownfield Cleanup Program. A lucrative 20% state brownfield tax credit is available for redevelopment of the site, which applies to all capital improvements including equipment. The site is adjacent to an active CSX rail line and is located just 1.3 miles from the U.S.-Canada Border crossing via the Lewiston-Queenston Bridge. The site is well-served by utilities including fiber-optic broadband internet.

REGIONAL & LOCAL ASSETS

- Located in a major industrial district the city, with both commercial and residential assets nearby
- 1.3 Miles to Interstate 190
- 3.5 Miles to the Canadian Border
- 5.9 Miles to Niagara Falls International Airport
- 22 Miles to Buffalo
- Rail Access: CSX Transportation (direct)
- Nearby cultural destinations:
 - Aquarium of Niagara
 - NYPA Power Vista
 - Niagara Falls State Park



OPPORTUNITY

Niagara County and Private Ownership are actively seeking parties interested in developing on this parcel. Strengths include the following:

- Multiple lots have been combined into one parcel
- Strategically location to for workforce commuting
- Great potential for heavy or light industrial, R&D, warehousing, logistics, office suites, and more
- Located near the Canadian-U.S. Border
- Array of development incentives available:
 - Brownfield Tax Credits up to 20% on Buildings and Equipment
 - Industrial Revolving Loan Funds
 - Tax Abatements
 - Low Cost Power Programs
 - Workforce Development and Training Incentives
 - State Tax Credits and Capital Grants
 - Historic Tax Credits
 - Federal Opportunity Zone Incentives

PROPERTY OVERVIEW

PROPERTY ADDRESS

1501 College Ave.
Niagara Falls, NY 14304

CURRENT USES

Vacant

OWNERSHIP

Private

SIZE

19.01 acres

CURRENT ZONING

Traditional Commercial

UTILITIES

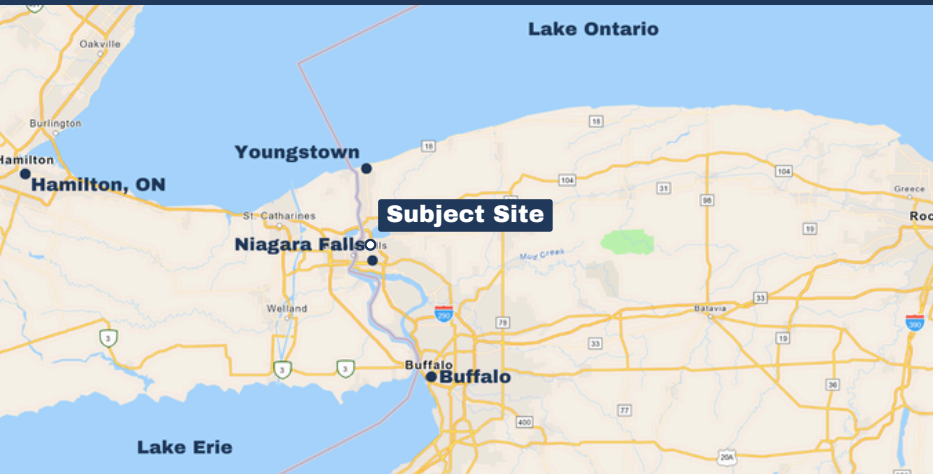
Niagara Falls Water Board, National Grid, National Fuel, Spectrum, Verizon

STRUCTURES/TOPOGRAPHY

None; Terrain is flat

NEXT ACTION

Identify stakeholders and developers to discuss potential development.



FOR MORE INFORMATION

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