

FOR LEASE: Industrial Warehouse and Logistics Property

4120 Hyde Park Blvd
Niagara Falls, New York



OVERVIEW

4120 Hyde Park Blvd is officially ready for business! This exceptional property features spacious warehousing and well-appointed office space, making it ideal for various commercial endeavors. Its prime location offers unparalleled proximity to the U.S.-Canadian border, positioning it strategically for businesses aiming to enhance operations and reach new markets.

Comprehensive environmental reports confirm that this site is clean and fully prepared for immediate use, ensuring peace of mind for prospective tenants or buyers. With its combination of functional space and strategic location, 4120 Hyde Park Blvd presents an exciting opportunity for businesses looking to thrive. Don't miss the chance to establish your operations here!

REGIONAL & LOCAL ASSETS

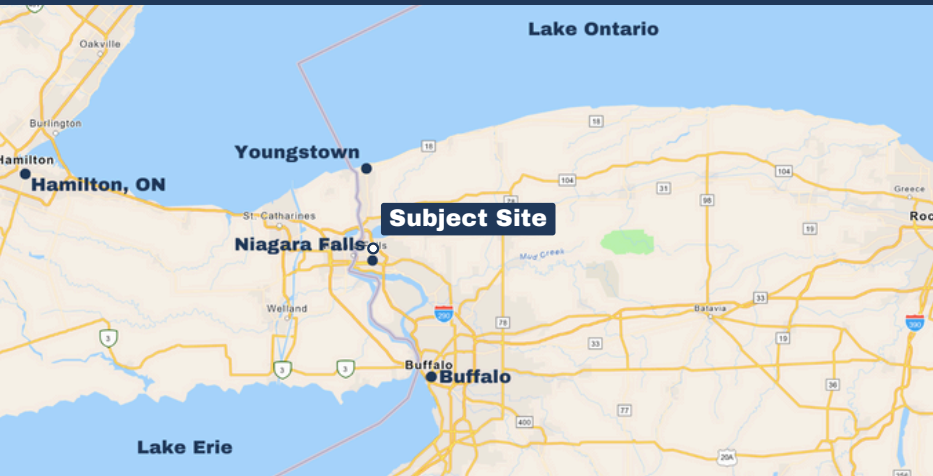
- Strategically located in the city's manufacturing corridor
- 2.9 Miles to Interstate-190
- 2.7 Miles to the Canadian Border
- 6.3 Miles to Niagara Falls International Airport
- 22 Miles to Buffalo
- Nearby cultural destinations:
 - Niagara Falls State Park
 - The Niagara Gorge
 - NYPA Power Vista



OPPORTUNITY

Private Ownership is actively seeking parties interested in leasing this property. Strengths include the following:

- Site has high 14' clearance with approximately 20K sq. ft. in warehousing space.
- Has 4 truck doors and two grade doors, with electrical infrastructure of 400amp 3-phase 480v and 800amp 3-phase 120/280v
- Compressed air throughout the building.
- Array of development incentives **potentially available** for your business:
 - Revolving Loan Funds
 - Tax Abatements
 - Low Cost Power Programs
 - Workforce Development and Training Incentives
 - State Tax Credits and Capital Grants



FOR MORE INFORMATION

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PROPERTY OVERVIEW

PROPERTY ADDRESS

4120 Hyde Park Blvd.
Niagara Falls, NY 14305

CURRENT USES

Vacant

OWNERSHIP

Private

SIZE

1.25 acres

CURRENT ZONING

I1 - Business Park

UTILITIES

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

STRUCTURES/TOPOGRAPHY

One Building (24,760 sq. ft.); Terrain is flat

NEXT ACTION

Connect potential interested parties with property ownership.

