

Vacant Land for Development

Town of Cambria, New York

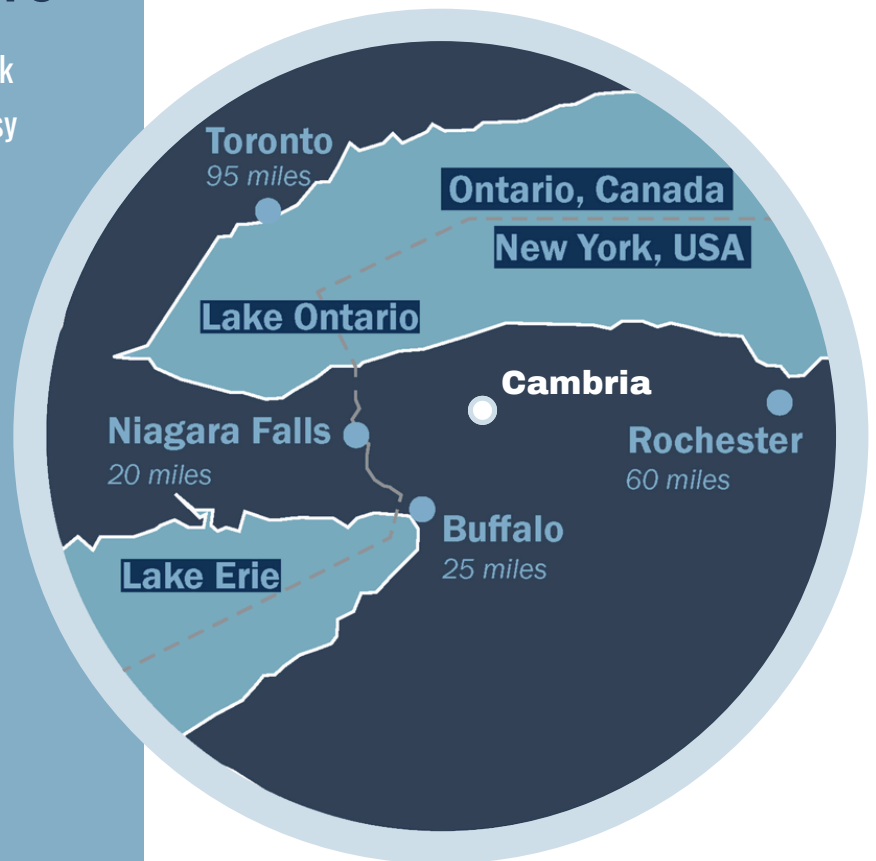


OVERVIEW

Situated on the town line of Cambria and Lockport, this site boasts a strategic location with vast potential for developers eager to establish a Business/Industrial Park. Bound by expansive agricultural lands to the north and west, and complemented by nearby residential properties, it offers an ideal blend of accessibility and tranquility. With 60 acres of cleared land awaiting development, this project presents a rare opportunity to meet the pressing need for industrial space in Western New York and Niagara County. By capitalizing on this prime location, developers have the chance to shape the future of industry in the region while reaping the rewards of a well-positioned investment. ready to catalyze economic growth and expansion.

REGIONAL & LOCAL ASSETS

- In close proximity to the Lockport Industrial Park and the proposed expansion area, along with easy access to the Delphi Harrison Plant.
- 15 Miles to Interstate 190
- 15 Miles to the Canadian Border
- 13 Miles to Niagara Falls International Airport
- 26 Miles to Buffalo
- Nearby cultural destinations:
 - Lockport Locks & Erie Canal
 - Historic Old Fort Niagara
 - Niagara Falls



OPPORTUNITY

Niagara County is actively seeking parties interested in developing on this parcel. Strengths include the following:

- Niagara County is receiving \$3.25M from New York State to make this parcel shovel ready for businesses
- Large rural tracts zoned to meet your vision
- Great potential for industrial and commercial combinations
- Strong municipal support for development
- Array of development incentives available:
 - 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

5058 Lockport-Junction Road
Lockport, NY 14094

CURRENT USES

Vacant

OWNERSHIP

Niagara County

SIZE

60.35 acres

CURRENT ZONING

Planned Development

UTILITIES

N/A

STRUCTURES/TOPOGRAPHY

No structures; terrain is flat

NEXT ACTION

Utilize state funding to extend utilities to site and get shovel-ready status;
Identify stakeholders and developers to discuss potential development.

