

# Food For Thought: Former Food Processing Facility Ready-to-Go

683 Lake Street  
Village of Wilson, New York



## OVERVIEW

The Pfeiffer Foods Site is a large 86,000 square foot former food production facility on nearly 13 acres designated for industrial use. It features an on-site wastewater treatment facility that enhances its sustainability and supports various industrial activities. Its strategic location near major agricultural producers makes it ideal for food processing and adaptable for light industrial applications, offering valuable opportunities for investors and developers seeking to establish operations in a prime area.

## REGIONAL & LOCAL ASSETS

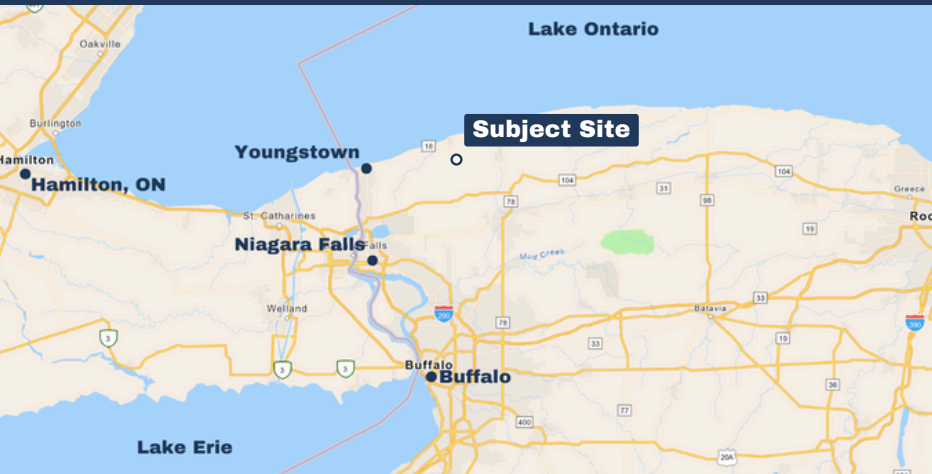
- Strategically located in a heavy Agricultural community with potential for business with local producers
- 6.5 Miles to NYS Route 104
- 19 Miles to the Canadian Border
- 19.5 Miles to Niagara Falls International Airport
- 34 Miles to Buffalo
- Nearby cultural destinations:
  - Goodman Farms
  - Wilson Town Pier
  - Olcott Beach Carousel Park



# OPPORTUNITY

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

- Included as a potential site for a new meat processing facility in Niagara County's Meat Processing Market Analysis 2024
- Great potential for food processing, light manufacturing, warehousing, R&D, and more.
- proximity to large-scale agricultural producers
- Array of development incentives available:
  - Industrial Revenue Bonds
  - Revolving Loan Funds
  - Tax Abatements
  - Low Cost Power Programs
  - Workforce Development and Training Incentives
  - State Tax Credits and Capital Grants



# PROPERTY OVERVIEW

## PROPERTY ADDRESS

683 Lake Street,  
Wilson, NY 14172

## CURRENT USES

Vacant

## OWNERSHIP

Private

## SIZE

12.99 acres

## CURRENT ZONING

Industrial

## UTILITIES

Niagara County Water District, On-site sewer treatment facilities, National Grid, National Fuel, Spectrum, Verizon

## STRUCTURES/TOPOGRAPHY

One Building (86,000 sq. ft.); Terrain is flat

## NEXT ACTION

Identify stakeholders and developers to discuss potential development.

# FOR MORE INFORMATION

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