



Brownfield Site – Niagara Falls, New York

College Ave. Site

2201 College Ave.
Niagara Falls, NY 14305



PROPERTY SUMMARY:	<ul style="list-style-type: none"> • 26 acres, 10 acres of which is hard surface (not paved) • Slope is less than 1% • 10,000 sq.ft. structure exists, (2,000 sq.ft. office, 8,000 sq.ft. manufacturing) • Brownfield designation pending
ZONING & LAND USE:	<ul style="list-style-type: none"> • Zoned Industrial, Manufacturing
FOR:	<ul style="list-style-type: none"> • Sale • Build to suit to sell • Build to suit to lease
PROPERTY DETAILS:	<ul style="list-style-type: none"> • Acreage for storage, trucking, or additional build-out • Located minutes from the Canadian border • Served by rail and has great interstate access • Silos located on site • Phase I & II Environmental reviews have been completed.
UTILITIES:	<ul style="list-style-type: none"> • Power – Dual Service, 115kV line voltage, Natural gas, sewer, & water available on site • Low cost hydropower available.
TRANSPORTATION:	<ul style="list-style-type: none"> • 1,500 ft. rail spur on site on CSX/ CN rail line with space to spot 10 rail cars (Spur can be extended) • Within 40 miles from Port of Buffalo • Minutes from Interstate 190 and Canadian Bridges
INCENTIVES:	<ul style="list-style-type: none"> • Incentives available for development



Contact:

Joseph Collura, City of Niagara Falls
P: (716) 286-4313 F: (716) 286-4484
E: jcollura@nfez.org