



Build-to-suit development opportunity up to 150,000 SF

Ready for your custom industrial facility, 3401 Military Road is a build-to-suit light industrial site that can accommodate a facility up to 150,000 square feet on 16+ acres. Potential uses include manufacturing, warehousing, logistics, and/or trucking operations. With a build-to-suit warehouse, you'll have full control over all facility specifications including building height, column spacing, crane readiness, grade and deep door access, power and utilities, finishes, company branding, and custom office and client reception areas. The site can support single or multiple tenants. Light industrial zoning for the 16-acre vacant parcel is already in place.

Located in the Town of Niagara with prominent visibility from Military Road, this site offers seamless access to Interstate-190, is minutes from the city of Niagara Falls, Canadian border crossings, Niagara Falls International Airport, and a short-ride to downtown Buffalo and the surrounding suburbs.

## Location Highlights

- Build-To-Suit opportunity
- Up to 150,000 SF on 16+ acres
- Prominent signage opportunities
- Minutes from I-190 Thruway, Canadian border crossings, airport, retail, and restaurants
- 20 minutes to downtown Buffalo



Scan for more details  
about this property!