



Tonawanda Waterfront Industrial

4002 RIVER ROAD

BUILD-TO-SUIT OPPORTUNITY

- 37.50 acres zoned WID - Waterfront Industrial District
- For lease up to 600,000 square feet single story
- 1,375' of water frontage on the Niagara River
- Barge access shipping capabilities
- 1 mile to Interstate 190
- 960' frontage on River Road

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Waterfront Industrial Location

DETAILS:

Site Acreage: 37.50 acres

Zoning: Waterfront Industrial District (WID)

Building Size: Up to 600,000 sq ft single story

Height: Up to 50' height allowable by code

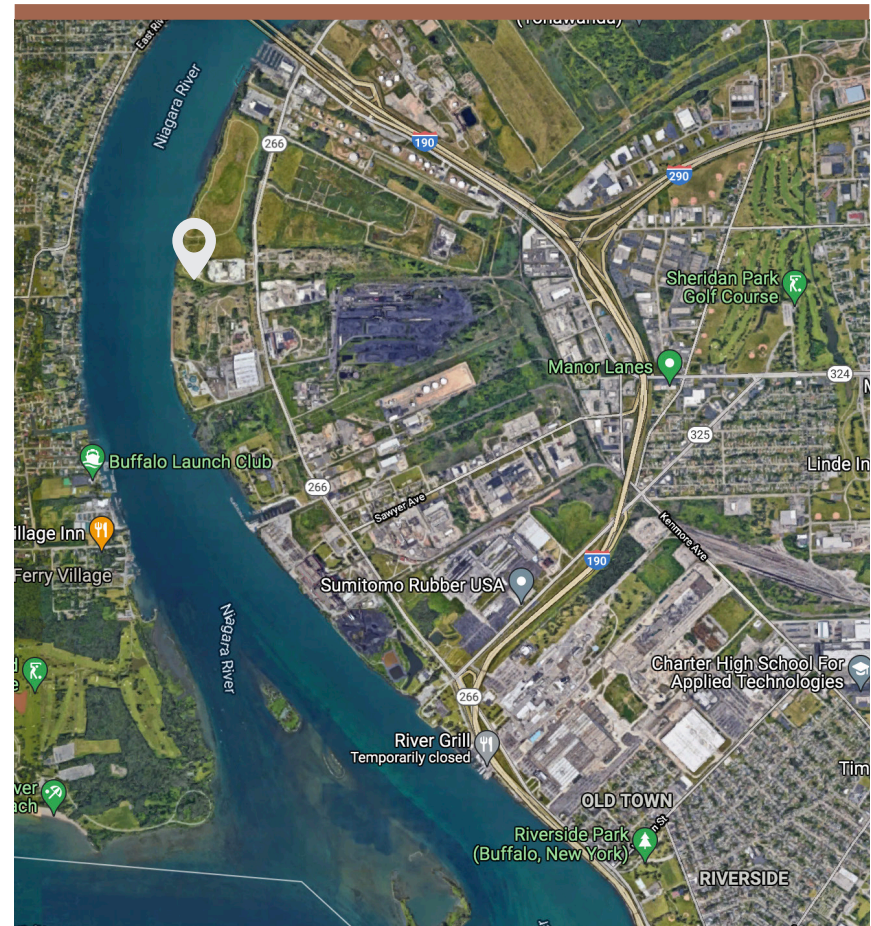
Utilities: Electric, natural gas, water & wastewater on-site.

Water frontage: 1,375' on the Niagara River

Additional Usage: Barge access shipping capabilities

Permitted Uses:

- Light Industrial and Assembly
- Warehousing and Storage of goods for distribution
- Wholesale Business and Storage
- Research Facilities
- Boat Storage Facility
- Business Offices



Location of Site, 4002 River Road, Tonawanda, New York