



# Prime Industrial Redevelopment Site

1911 BUFFALO AVE, NIAGARA FALLS, NY

10 Acres

Portage Rd

## BUILD-TO-SUIT OPPORTUNITY

- Zoned I1: Business Park District
- Located in a Federal Opportunity Zone
- Located on Buffalo Ave in proximity to Niagara Scenic Parkway
- Close to the US/Canadian Border.

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# Property Location Highlights

## DETAILS:

Site can accommodate 150,000 square feet of warehouse

Maximum building height: 60'

All utilities available onsite

Existing landscape screening along Buffalo Ave



Location Map



Aerial Of Location