

FOR LEASE

Wheatfield Business Park - Industrial Space

2221 Niagara Falls Blvd., Niagara Falls, NY 14304



Location Highlights:

- Adjacent to Niagara Falls International Airport
- 7 miles to US-Canada Border
- 3 miles to Amazon Niagara Falls Airport Mega Warehouse (Visible Across the runway)
- 3 miles to Highway system
- 2 miles to Niagara Falls Airforce Base
- Foreign Trade Zone #34



344 Delaware Ave, Suite 200, Buffalo, NY 14202



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

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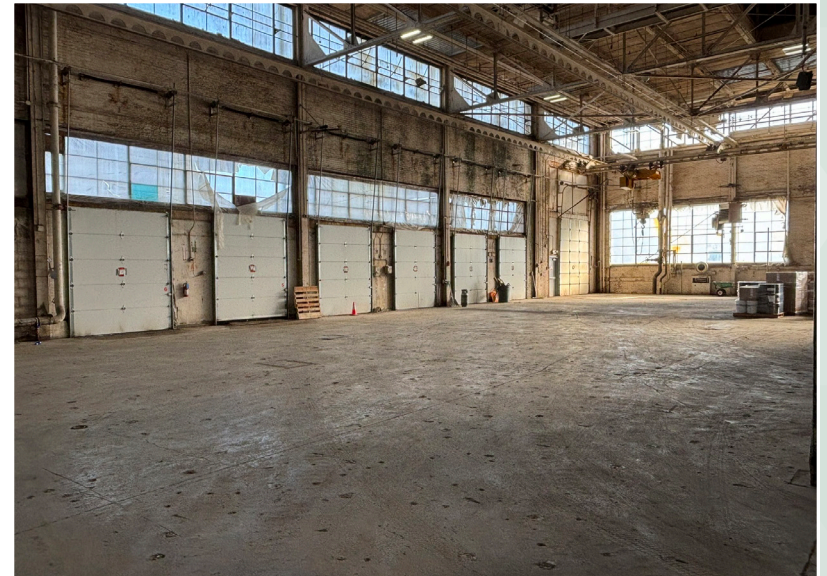
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PROPERTY HIGHLIGHTS:

- Total Building Area: Over 1,000,000 sq. ft. of leasable industrial space
- Available Space for Lease: Approximately 300,000 SF+, with options to subdivide
- Total Site Area: 93.1 acres
- Ceiling Heights: 25 to 40 feet clear span
- Cranes: Overhead cranes available
- Loading Facilities: Multiple truck-level and grade-level docks
- Outdoor Storage: Available for tenants needing additional space
- Zoning: Industrial
- Current Uses: Manufacturing, machining, R&D, warehousing
- Highway Access: 3.2 miles from Interstate 190
- Airport Access: 0.7 miles from Niagara Falls International Airport
- Foreign Trade Zone #34 (duty & tariff benefits as well as streamlined customs procedures)



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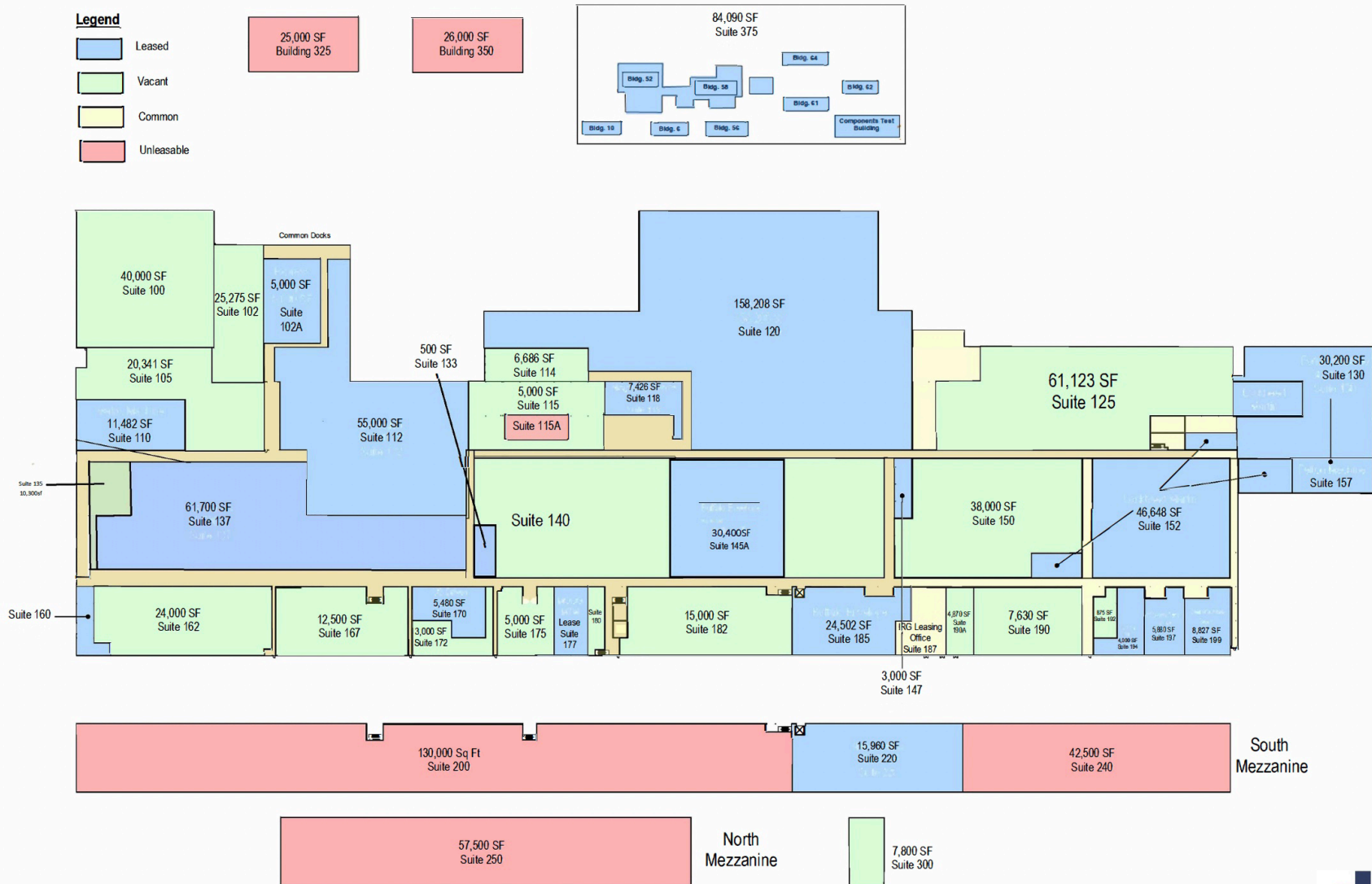
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Wheatfield Business Park, LLC | Lease Plan



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