

41,800 SF INDUSTRIAL FOR SALE / LEASE

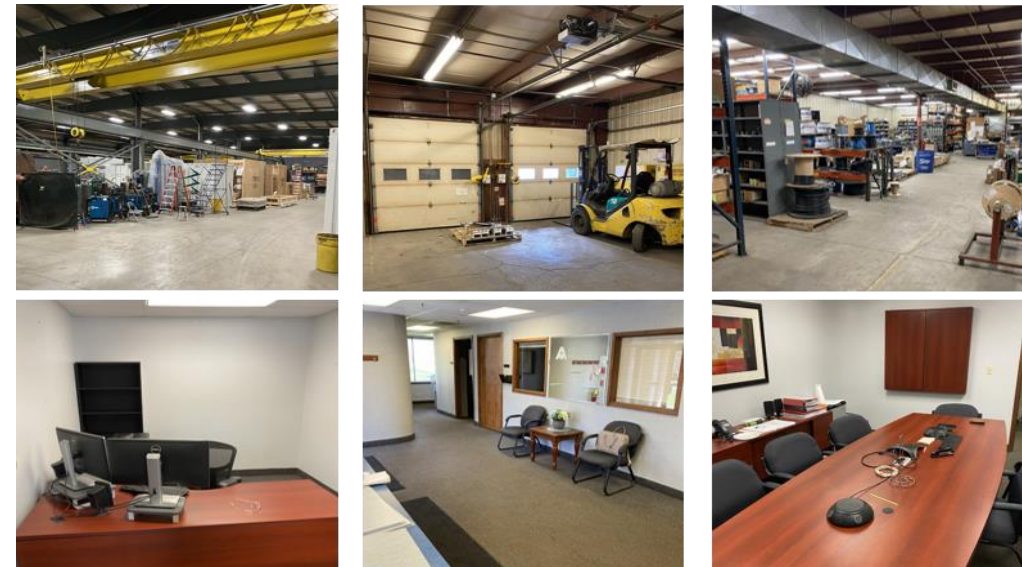
INDUSTRIAL / MANUFACTURING OPPORTUNITY

BUILDING FEATURES

Total Building Size	41,800 ± Sq. Ft.
Total Office Size	4,500 ± Sq. Ft.
Lot Size	6.59 ± Acres
Zoning	M-1

Property Highlights

- North Tonawanda industrial / manufacturing building available for sale or lease
- 41,800 ± SF on 6.59 ± acres (22,500 SF warehouse with 4 craneways and 8 x ½ ton hoists, 15,000 SF high bay manufacturing with 2 craneways and 4 x 7.5 ton cranes)
- One (1) story building
- Set back in wooded area with surface lot parking
- Expansion may be possible
- Proximate to Walmart Supercenter on updated Industrial street in North Tonawanda
- Vibrant industrial street 100% occupied
- Ideal For: Light assembly, light distribution, tech companies, light manufacturing, contractors



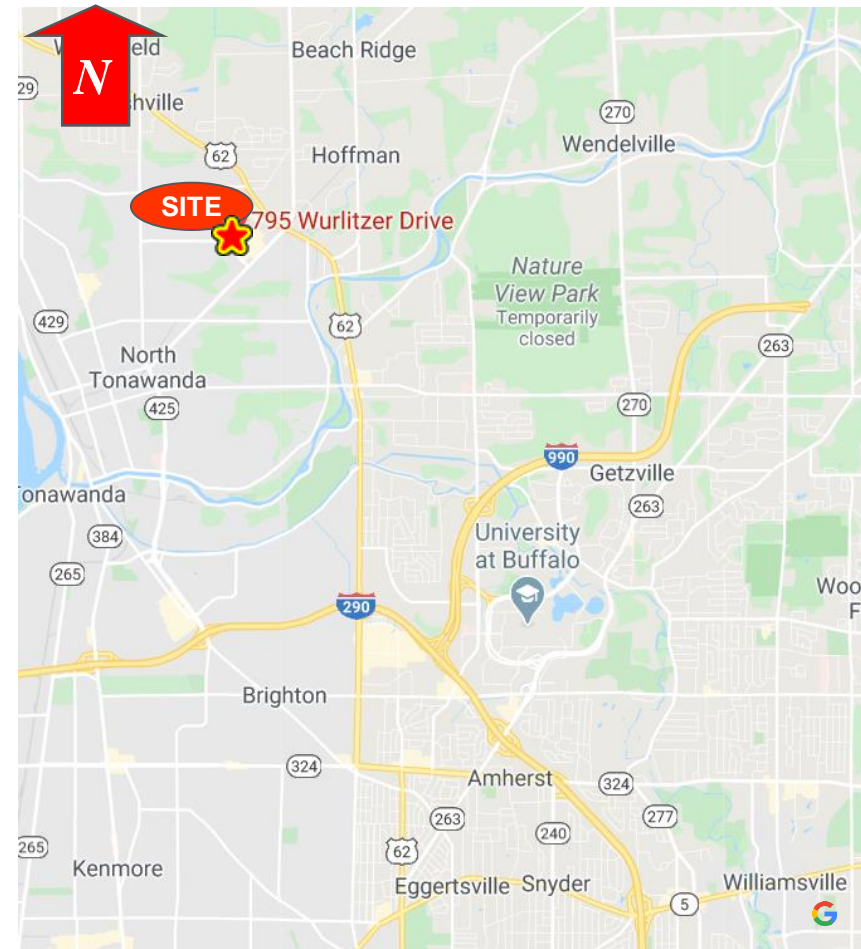
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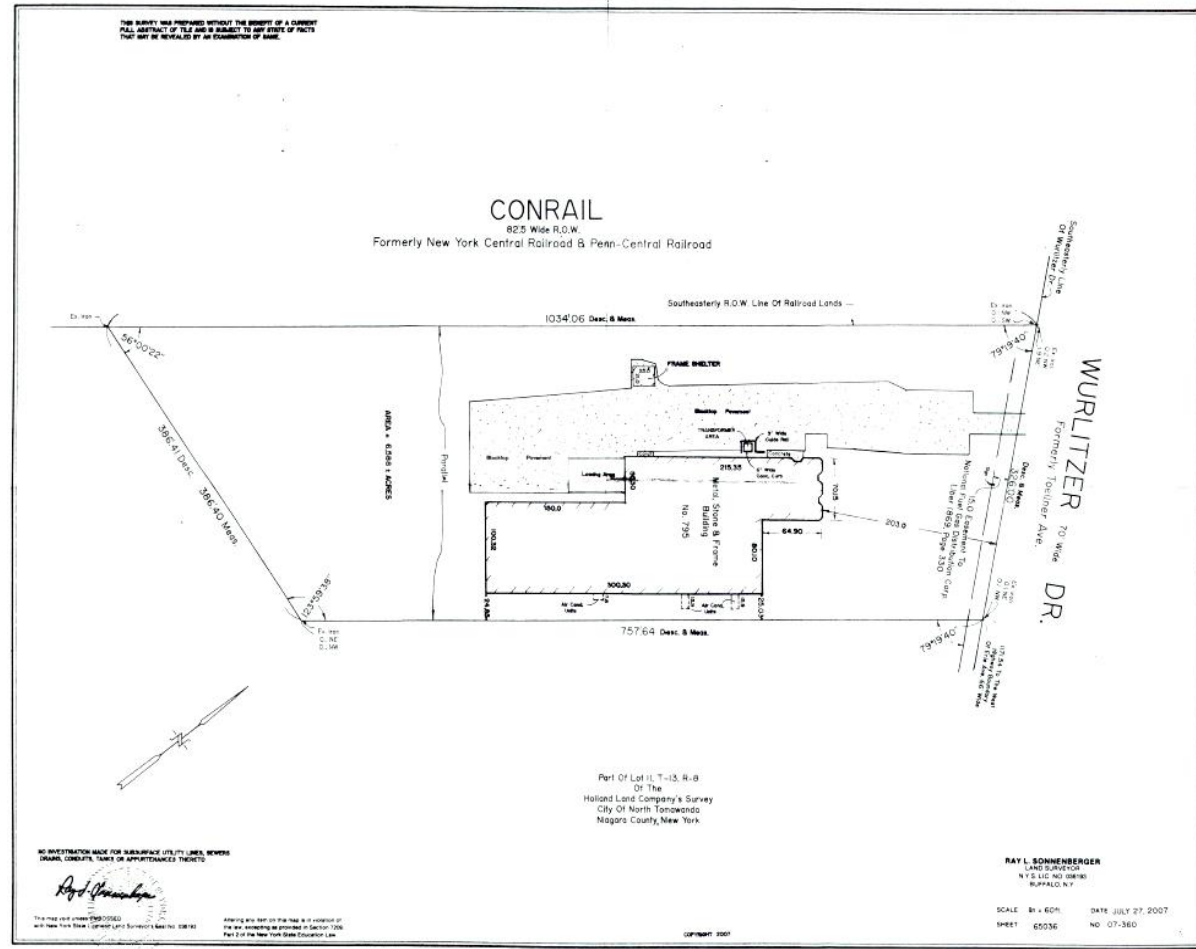
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FOR SALE / LEASE
795 Wurlitzer Drive
 North Tonawanda, New York



Location Map



Survey

The following is a summary of potentially available incentives for a manufacturing project at 795 Wurlitzer:

Tax Incentives:

Niagara County Payment-in-lieu-of-taxes (PILOT):

Niagara County provides an abatement of real property taxes, mortgage recording tax, and sales taxes associated with development projects. These abatements include:

- Total abatement of the State 1% mortgage recording tax
- Abatement of State and County sales tax on all construction materials and other equipment purchased for the project
- 10-year PILOT on all real property taxes (County, City, and School) where property owner only pays a percentage of the real property taxes which gradually increases over the 10 year term. Typically graduates from 15% in year one to 60% in year ten.

Empire State Development Excelsior Jobs program

10 year refundable tax credit program which provides a credit of 6.85% of the total wages of every new job created annually.

Grant and Loan Incentives:

Empire State Development Capital Grants

Funds available for acquisition of new equipment to support business expansion and job growth. Will fund up to 20% of the total project cost.

New York State Office of Community Renewal Economic Development Grant-Loan program

Flexible grant/loan financing made available through Lumber City Development Corporation. Funds can be used for purchase of new equipment and other working capital needs. Up to \$750,000 available depending on job growth and total investment.

Lumber City Development low interest financing

Lumber City Development also offers secondary financing to support new and expanding businesses. Loan terms are typically 7-10 years with the interest rate fixed at Prime.

In addition to the incentives listed above there are also numerous programs available through State agencies and utility providers which may be able to assist with other items such as energy efficiency and utility infrastructure.