

INDUSTRIAL LAND FOR SALE Spaulding Commerce Park

310 Wheeler Street, Tonawanda, New York

TONAWANDA BUSINESS/INDUSTRIAL PARK

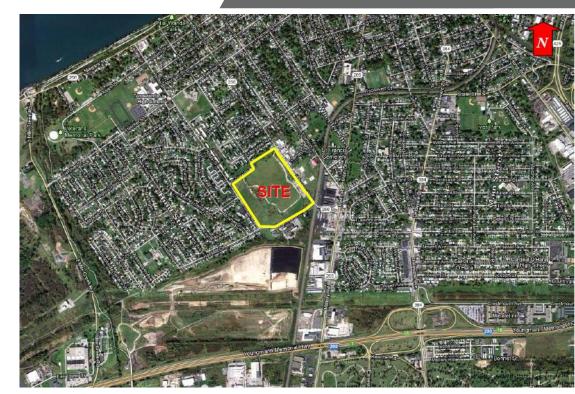


BUILDING FEATURES	
Lot Size	42 <u>+</u> Acres
Zoning	Mixed Use (Office & Light Industrial)

Property Highlights

- Strategically located between Buffalo and Niagara Falls
- · Competitive land pricing
- Potential NYS Excelsior
 Program benefits (investment)
- Easy access to I-190 and I-290
- Located in the historic City of Tonawanda

- Complete utility infrastructure in place
- Large labor pool within walking distance
- CSX rail service on-site
- Environmentally-sensitive
 business park



DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Estimated Population	13,120	75,689	225,951
Est. Avg. HH Income	\$49,290	\$47,025	\$46,379

For more information, contact:

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Location Map

Aerial

Site Map

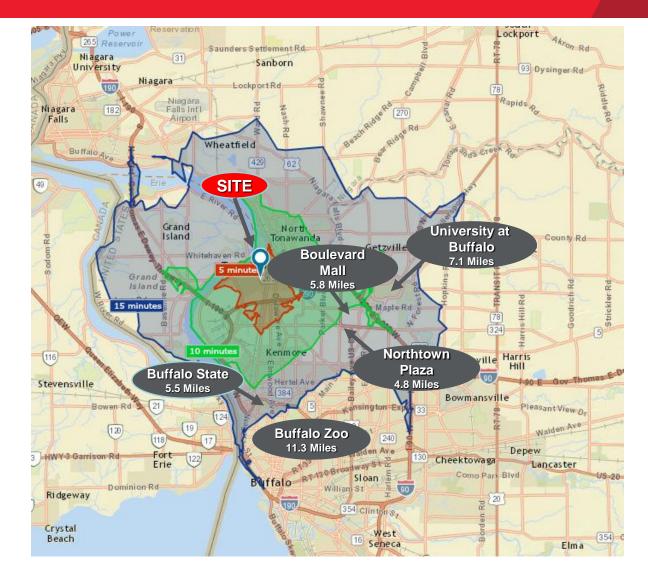
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Drive Time Map

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