

**Niagara County Industrial Development Agency
Real Property Assessment for
Fiscal Year 2023**

Niagara Industrial Suites Multi-tenant Facility

Building: 50,000 square foot multi tenant industrial building located at 2055 Niagara Falls Blvd. Niagara Falls, New York on a 6.1 acre parcel; fully leased to GHD Services, Inc.

Funding:	<u>Sources of Funds</u>	<u>Uses of Funds</u>
	USDC – EDA (Grant) \$1,100,000	Bldg. Const. & Land \$1,983,000
	NCDC Loan 310,000	Arch., Eng. 74,000
	NYS JDA 700,000	Project Inspect. 43,000
	NCIDA 291,000	Admin. Expense 301,000
	NEDF <u>250,000</u>	Contingency <u>250,000</u>
	<u>Total</u> <u>\$2,651,000</u>	<u>Total</u> <u>\$2,651,000</u>

Additional Building & Other Improvements (1993-2023):

Building	\$199,293
Landscaping	\$ 66,629
Infrastructure	<u>\$ 42,235</u>
<u>Total</u>	<u>\$308,157</u>

Vantage Center Multi-tenant Facility

Building: 50,000 square foot industrial and multi tenant building located at 6311 Inducon Corp. Drive, Vantage International Point, on 8.3 acres (675' x 535'). One hundred (100%) percent leased to several tenant companies.

Funding:	<u>Sources of Funds</u>	<u>Uses of Funds</u>
	USDC – EDA (Grant) \$1,000,000	Land Acquisition \$ 150,000
	Bank of America* 950,000	Arch., Eng. & Con Manag. 200,000
	NYS Job Development Au. 950,000	Building 3,545,000
	Niagara County (HUD Grant) 400,000	Contingency 175,000
	Niagara County IDA 675,000	Soft Costs 115,000
	NCDC Loan (NCIDA) <u>475,000</u>	Other <u>265,000</u>
	<u>Total</u> <u>\$4,450,000</u>	<u>Total</u> <u>\$4,450,000</u>

* Formerly Fleet Bank

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Additional Building & Other Improvements (2001-2023):

Building	\$329,455
Building Improvements	\$ 18,149
Landscaping	\$ 8,625
Land Improvements	\$ 28,760
Infrastructure	<u>\$ 67,862</u>
Total	<u>\$424,091</u>

Vantage International Point Park

Under Existing Ownership:

Horizon	14.40 acres
Myles Tool	5.00 acres
NCIDA Vantage Center	8.30 acres
Matrix Imaging	4.90 acres
VWR International	4.10 acres
VWR Chemicals	7.00 acres
Saksco Gourmet Baskets	7.50 acres
National Fuel	10.00 acres
National Vacuum Environmental Services	8.00 acres
DRC Development LLC	16.00 acres
Hapeman Services	8.00 acres
Avion USA, LLC	6.00 acres
Original Pizza Logs	5.50 acres
Borderworx Logistics	31.00 acres
Vantage Point LLC (Bridgestone)	10.00 acres
Greater N.F.C.O.G.	3.00 acres
Leon Safir (Sanborn Distillery, Inc.)	2.80 acres

Total Developed 151.5 acres

See Attached Vantage International Point Site MAP

VANTAGE
INTERNATIONAL POINT
SITE MAP

LOCKPORT ROAD

SANBORN
DISTILLERY
2.8 Ac.

HORIZON
VILLAGE
6.3 Ac.

GREATER
N.F.C.O.G.
3.0 Ac.

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VANTAGE CENTER
8.3 Ac.

MYLES
TOOL CO.
INC.
5.0 Ac.

HORIZON
VILLAGE
4.0 Ac.

INDUCON DRIVE

EDWARDS VACUUM

D.R.C. DEVELOPMENT
16.0 Ac.

SAKSCO GOURMET
BASKET SUPPLIES
7.5 Ac.

HORIZON
VILLAGE
4.1 Ac.

MATRIX
IMAGING SOLUTIONS
4.9 Ac.

BORDERWORK
31.0 Ac.

AVION
TECHNOLOGIES
6.0 Ac.

VWR
INTERNATIONAL
4.1 Ac.

WALMORE ROAD



ORIGINAL
PIZZA LOGS
5.5 Ac.

BRIDGESTONE
10.0 Ac.



VWR
CHEMICALS
7.0 Ac.

Available
7.5 Ac.

HAPEMEN
SERVICES
8.0 Ac.

NATIONAL VACUUM
8.0 Ac.

NATIONAL FUEL
10.0 Ac.

Niagara County
Center for Economic Development

■ Developed	151.5 acres
■ Available	7.5 acres
Total Acreage	159 acres