

LAND FOR SALE

16+ ACRES OF INDUSTRIAL LAND

Features

Sites Available	4 to 16 Acres
Zoning	Spaulding Overlay District (Industrial/Office/Business)

Property Highlights

- Strategically located between Buffalo and Niagara Falls
- Potential NYS Excelsior Program benefits
- Easy access to the I-190 and I-290 Expressways
- Complete utility infrastructure in place
- Large labor pool in close proximity
- **Competitive land pricing**

Demographic	1 Mile	3 Miles	5 Miles
Population	12,908	74,396	226,565
Average H.H. Income	\$83,099	\$89,539	\$89,713

Source: ESRI Business Analyst 2025

EXCLUSIVE CONTACT

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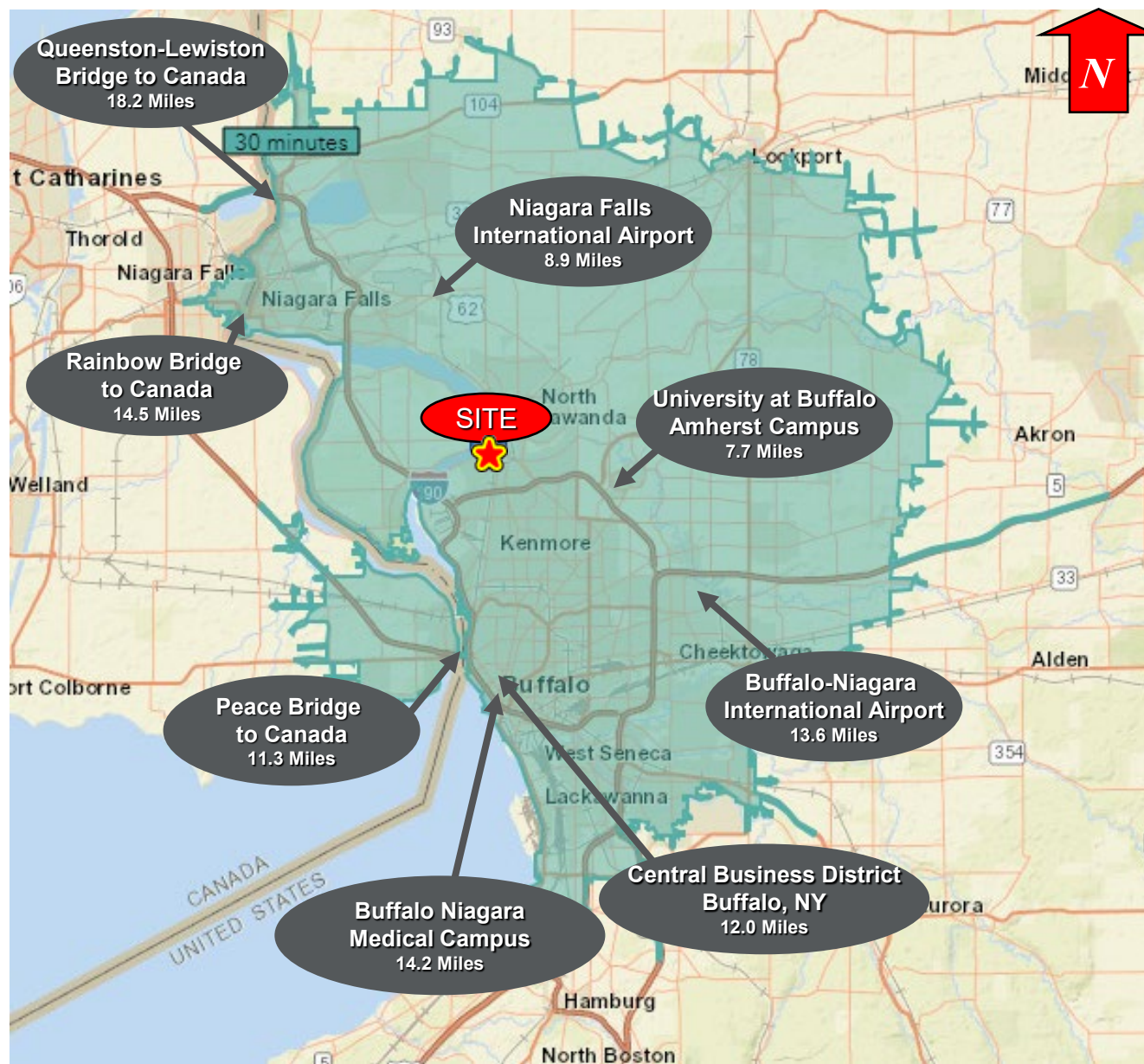
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City of Tonawanda Business/Industrial Park


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Aerial



30-Minute Drive Time Map