

LAND FOR SALE

14+ ACRES OF INDUSTRIAL LAND

Features

Sites Available	4 to 14 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

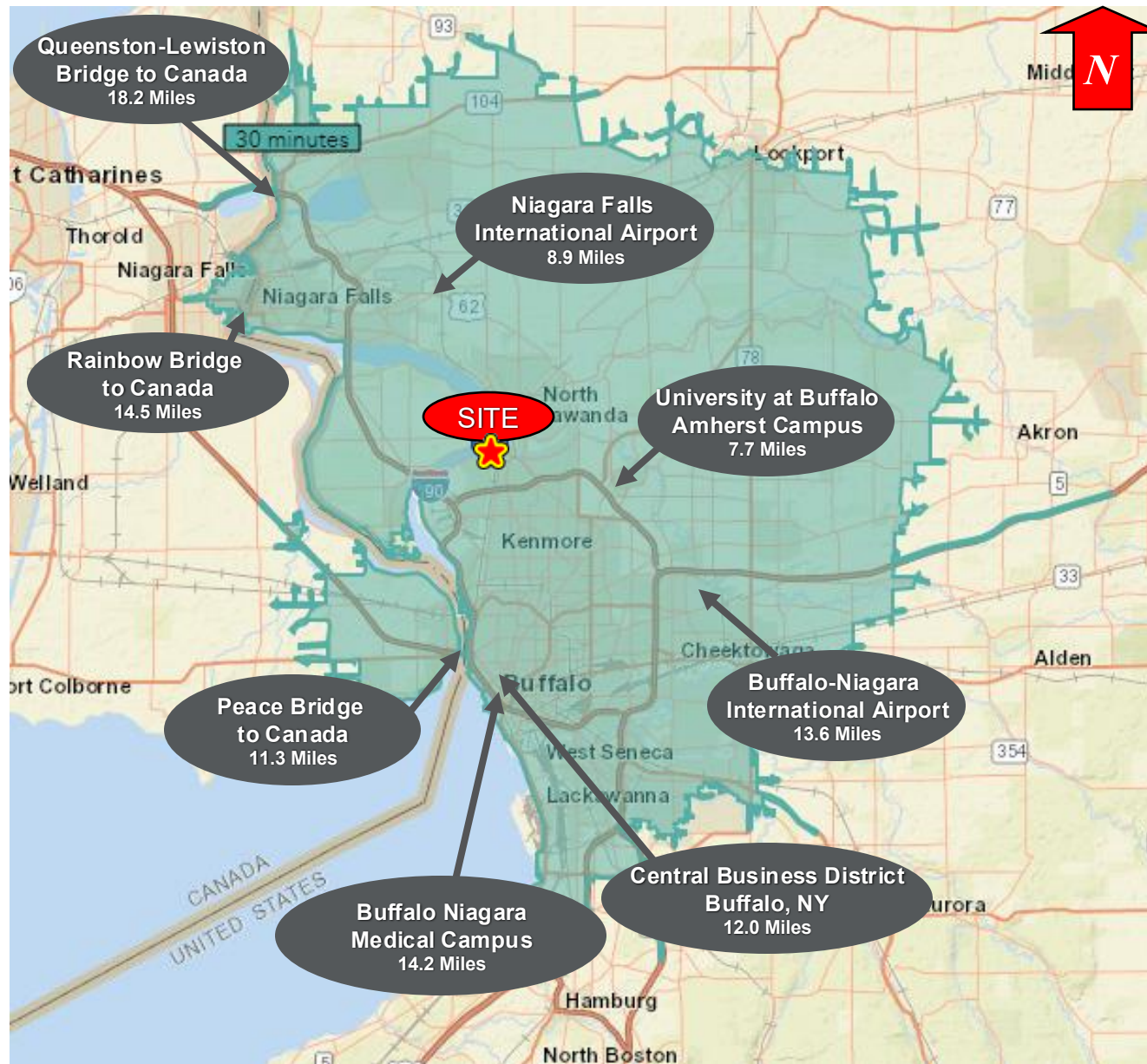
EXCLUSIVE CONTACT

Benedict J. Borruso
Associate Real Estate Broker
+1 716 861 5090
bborruso@pyramidbrokerage.com

Richard J. Schechter
Associate Real Estate Broker
+1 716 316 4040
rschechter@pyramidbrokerage.com

City of Tonawanda Business/Industrial Park


14 Lafayette Square, Suite 1900
Buffalo, New York 14203
+1 716 852 7500
pyramidbrokerage.com



30-Minute Drive Time Map