

FOR SALE

1500-1526 James Avenue

Niagara Falls, New York 14305



Niagara Falls Industrial Opportunity



21,581 ± SF Industrial Property For Sale

Property Highlights

- 21,581 ± SF on 4.90 ± acres
- 20,000 ± SF of warehouse space and 1,581 ± SF of office space
- One (1) overhead door and one (1) truck door allowing access to warehouse
- Substantial on-site parking
- Significant acreage in the back of the site offers ample space for future expansion or additional development
- Located on the corner of James and Highland Avenue
- Proximate to I-190 On/Off Ramps, ensuring excellent regional access for transportation and distribution
- Conveniently located near the Canadian Border
- Ideal for: a variety of light industrial uses, contractors, and investors

Contact

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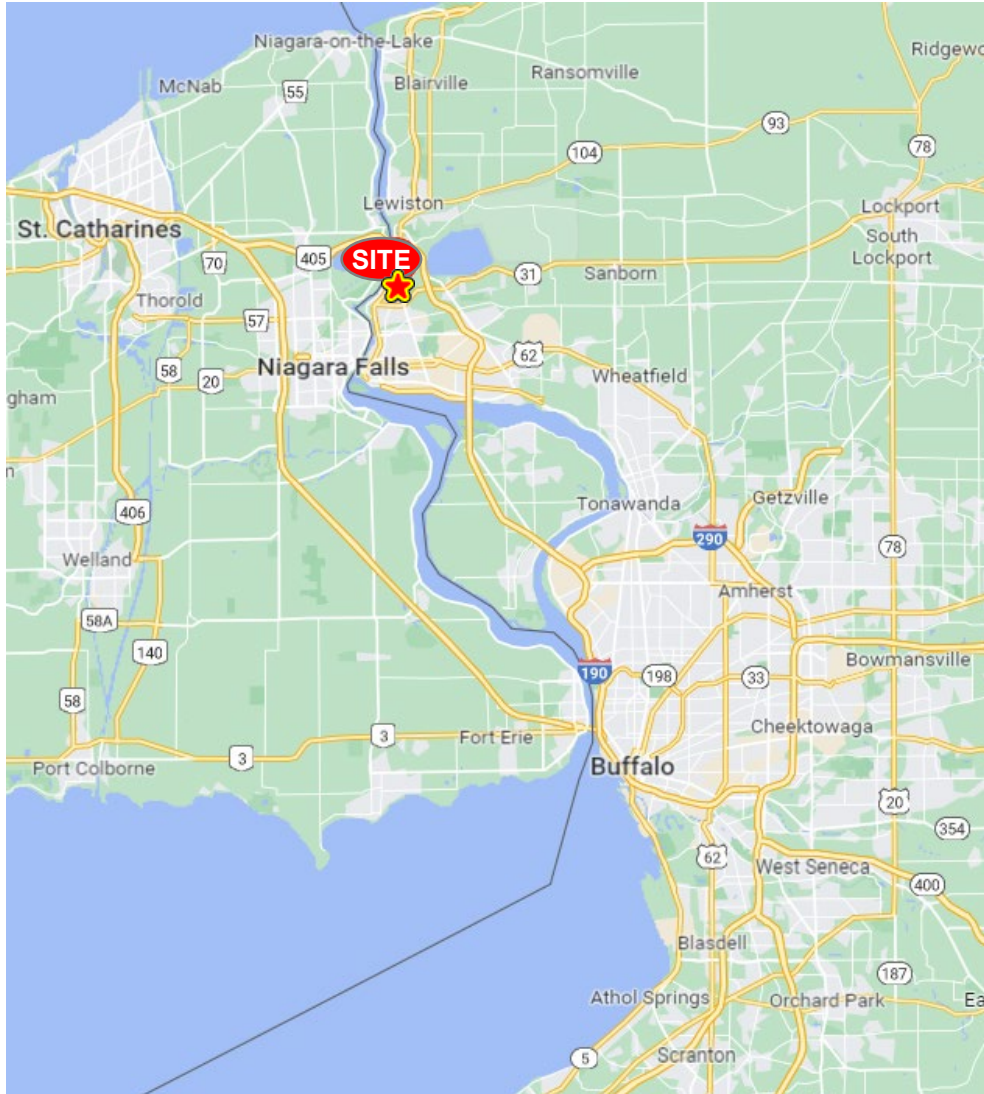
Building Features

Building Size	21,581 ± Sq. Ft.
Lot Size	4.90 ± Acres
Zoning	I-1

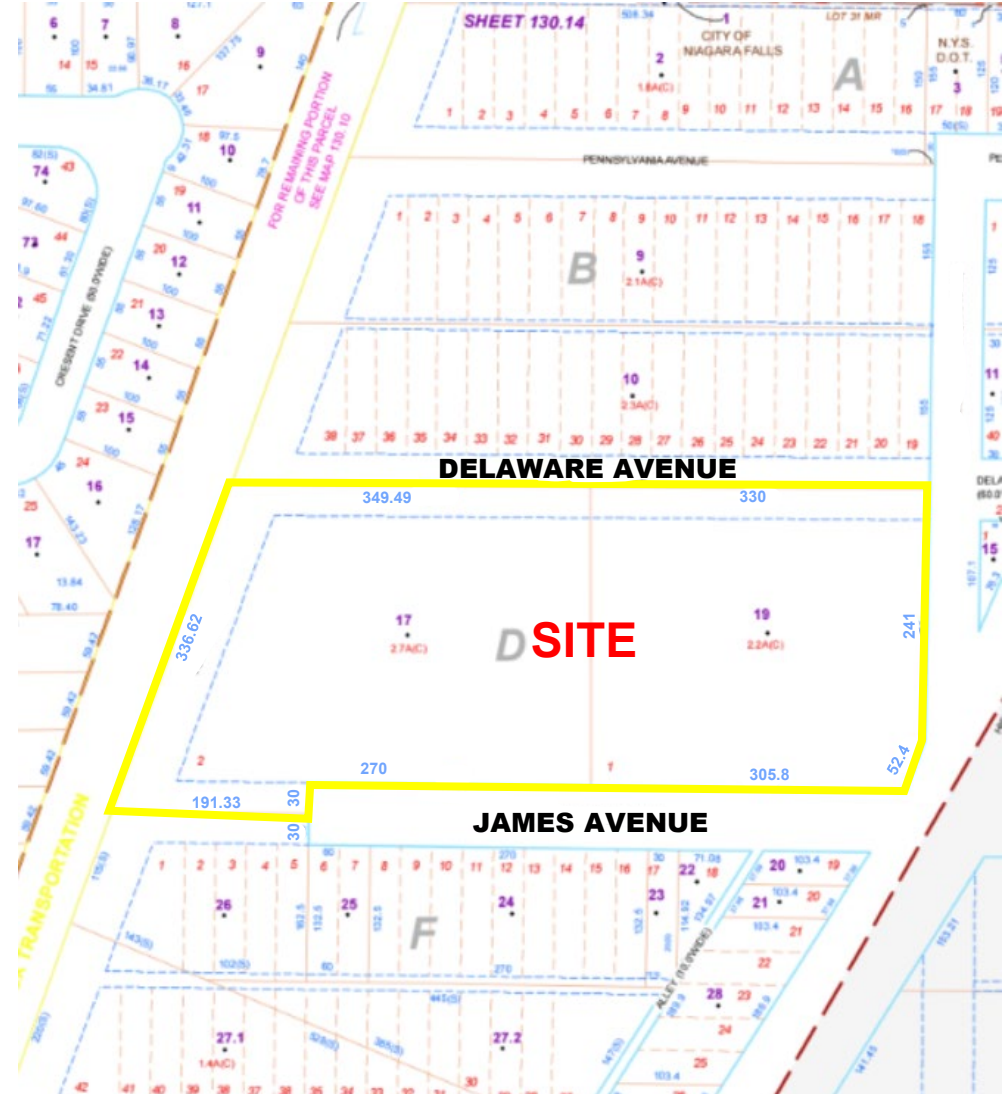
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Location Map



Tax Map

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Aerial

