

FOR SALE OR LEASE

NIAGARA CENTER OF COMMERCE WAREHOUSE/DISTRIBUTION/FLEX SPACE

5535-5555

PORTER ROAD

Niagara Falls , NY 14304



PROPERTY FEATURES

- + Two buildings: 116,163 SF and 138,027 SF situated on 21.4 acres
 - + Will demise square feet to suit
 - + Expandable up to 255,000 SF contiguous
- + Suitable for most general commercial uses including warehousing, distribution, light manufacturing, flex office, and call center
- + Immediate access at I-190, just minutes from Lewiston-Queenston border crossing and Niagara Falls International Airport
- + Abundant parking field for vehicle and trailer parking
- + Heavy power, excellent heating and air conditioning systems, and fully sprinklered
- + Ability to expand buildings to suit, add dock/grade doors and rail siding
- + Signalized access at entrance to Porter Road

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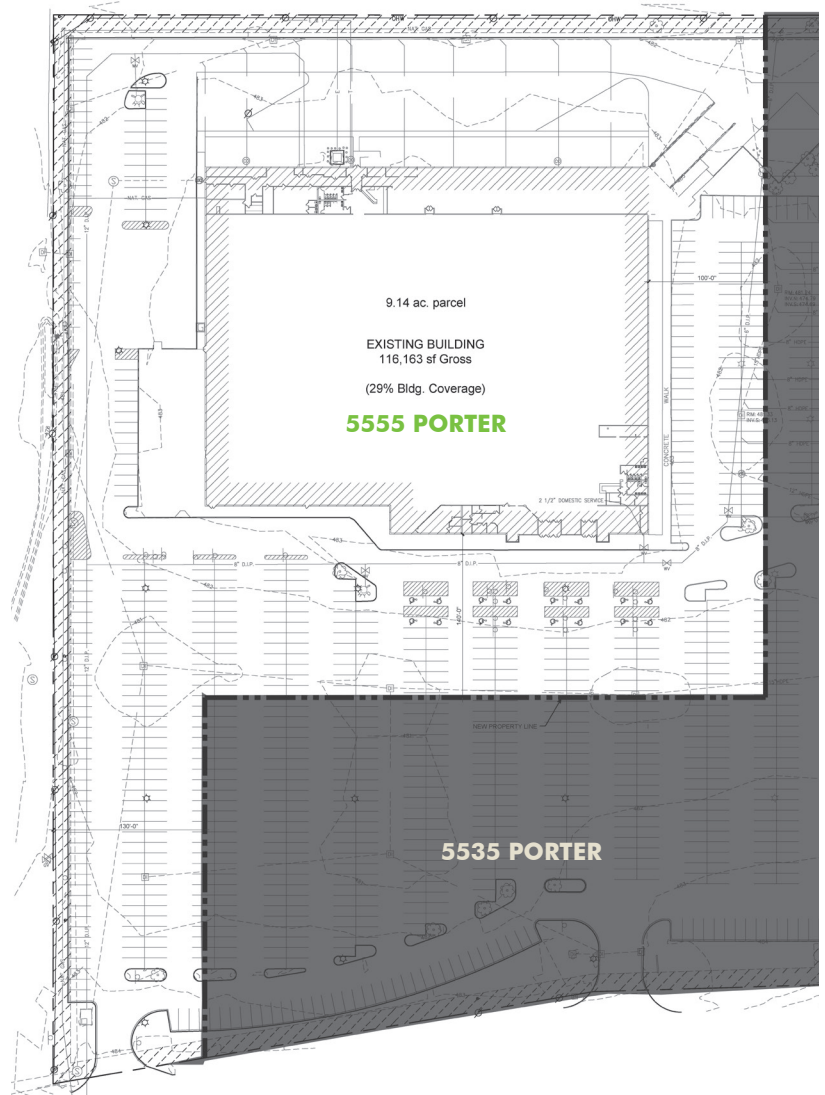
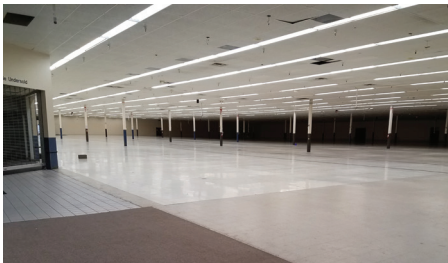
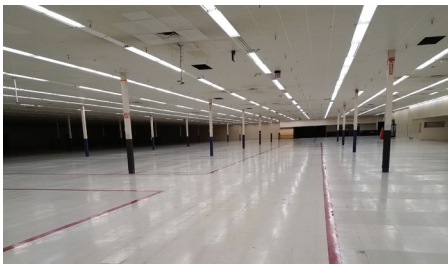
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PORTER ROAD
Niagara Falls, NY 14304



EXISTING CONDITIONS

5555 PORTER ROAD

- + ± 116,163 SF on 9.14 acres
- + 18' clear at front sloping to 16' clear at rear
- + 40' x 60' column spacing
- + 2 dock doors, 1 grade door



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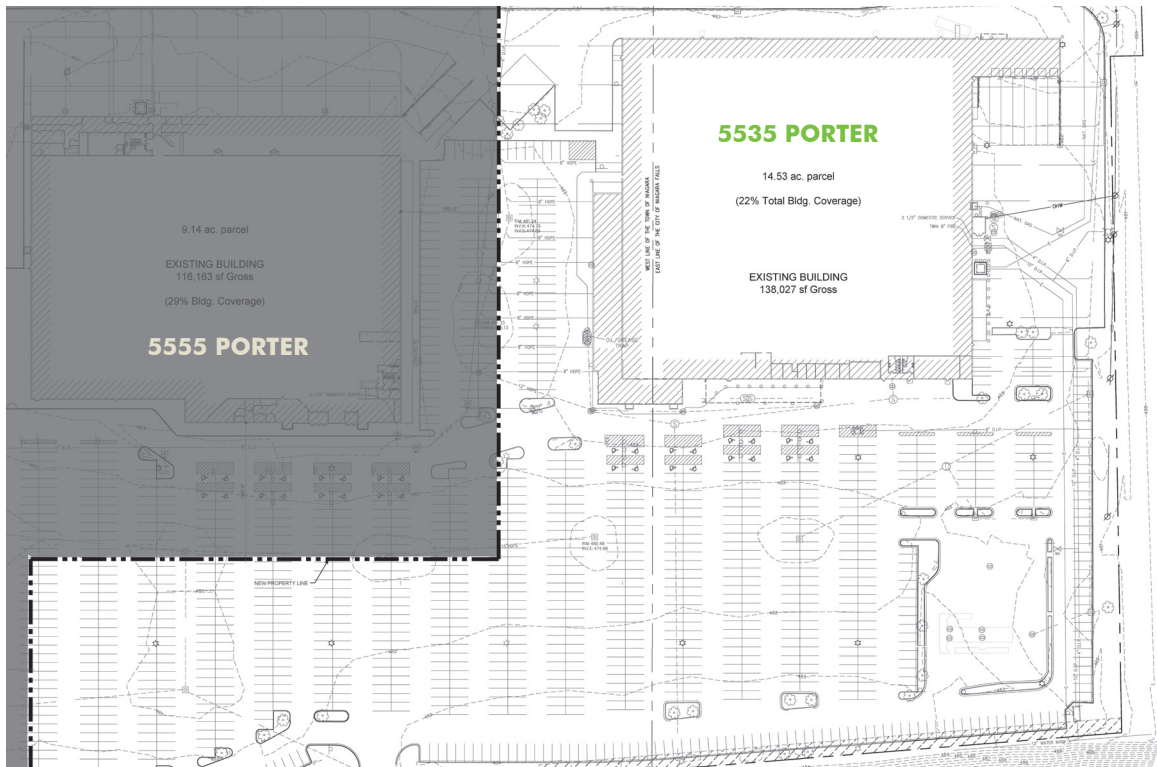
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EXISTING CONDITIONS

5535 PORTER ROAD

- + ±138,027 SF on 14.53 acres
- + 24' clear with 40' x 60' column spacing
- + 6 dock doors, 1 grade door



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5535 PORTER PROPOSED EXPANSION

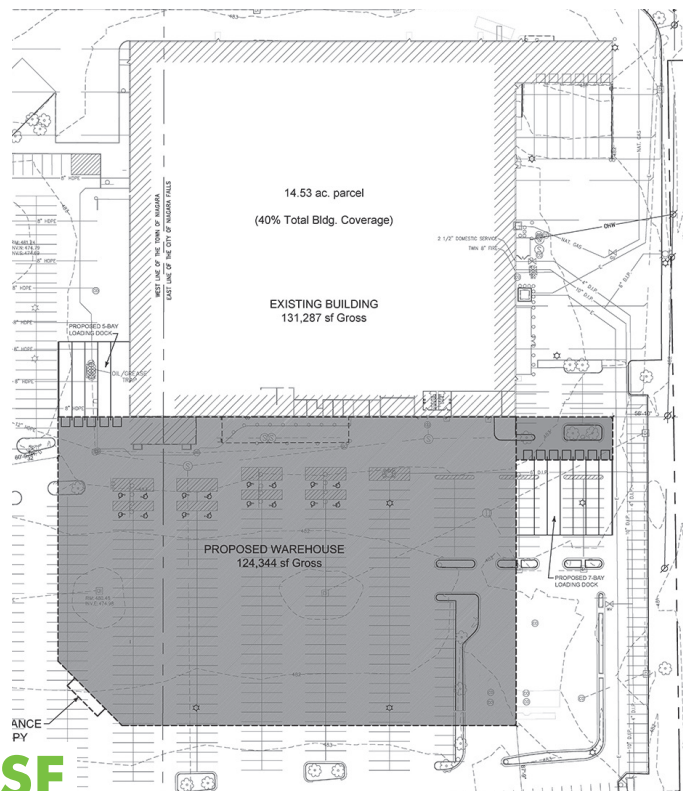
EXISTING CONDITIONS

- + ±138,027 SF
- + 14.53 acres
- + 24' clear with 40' x 60' column spacing
- + 6 dock doors, 1 grade door

EXPANSION PLAN

- + ±124,344 SF
- + 36' clear
- + 40' x 60' column spacing
- + 12 dock doors, grade doors to suit

TOTAL BUILDING SIZE
±262,371 SF



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