

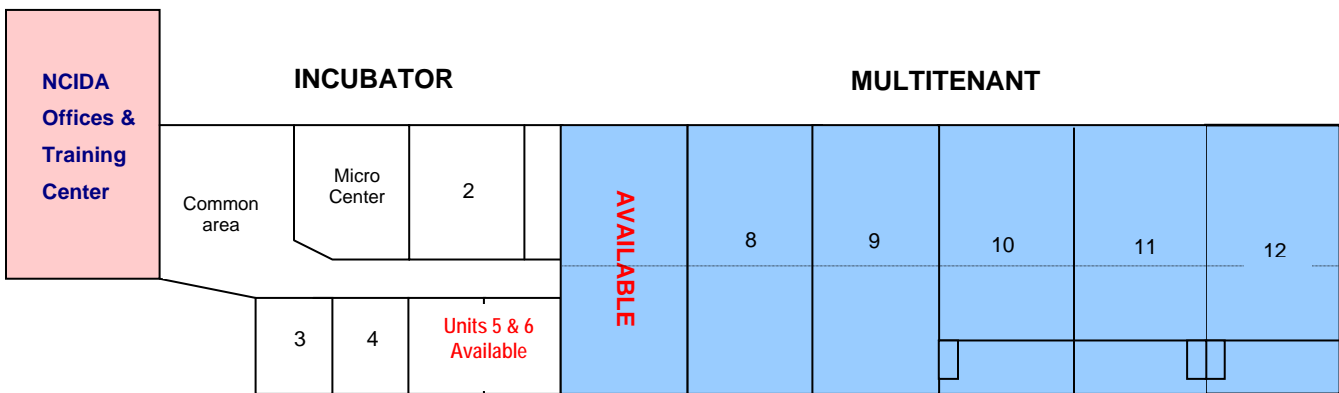
SPACE NOW AVAILABLE

MULTITENANT

- Unit size:** 5,000 square feet warehouse/light industrial space now available
Lease Term: 3-5 years, renewable
Lease Rate: less than \$6.00 per square foot plus common area charges
Features:
- τ Demising wall
 - τ Truck dock
 - τ Sprinklered
 - τ Office area can be built out
 - τ Standard single men's and women's restrooms
 - τ Lighting fixtures
 - τ Heating unit
 - τ 18' clear

INCUBATOR

- Unit sizes:** Two 1,000 square foot units now available
Lease Term: 3 years maximum, non-renewable
Lease Rate: \$9.00 per square foot plus common area charges. Includes heat and electricity



BUILDING AMENITIES

Adelphia Communications

- Wide band fiber optic system
- Fully redundant fiber optic SONET ring
- Enhanced data services

Amenities included in common area charges

- Small conference room
- Snow plowing
- Grass cutting
- Exterior lighting

Call Larry Witul or Susan Langdon at the Niagara County Industrial Development Agency for more information. 716-278-8760