



9400

PORTER RD



±19.52 ACRE FEE SIMPLE SITE

FOR SALE AT NIAGARA FALLS INTERNATIONAL AIRPORT

CBRE

NIAGARA FALLS | NY 14304

THE OFFERING

CBRE is pleased to offer a 19.52-acre fee simple site at Niagara Falls International Airport for sale, a prime opportunity for various aviation and industrial enterprises. Strategically located near the New York State Thruway and two international bridges, the site offers approximately 180,113 SF of facilities, including a substantial 37,500 SF hangar facility large enough to accommodate Boeing 737 sized aircraft with an additional 76,800 SF of ancillary offices and storage.



13,545 SF

Nearly new former military vehicle maintenance facility and extensive fenced, paved outdoor storage areas

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19.52-ACRE FEE SIMPLE SITE

NIAGARA FALLS INTERNATIONAL AIRPORT FOR SALE

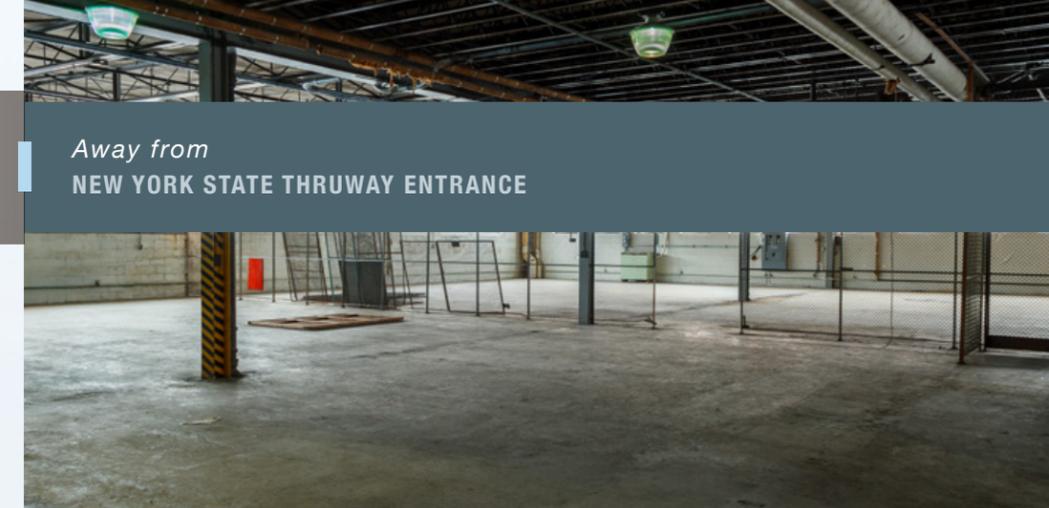
PRICE: \$30,000,000

The property also features a 13,545 SF, nearly new former military vehicle maintenance facility and extensive fenced, paved outdoor storage areas. This makes it ideal for executive hangars, FBOs, MROs, flight schools, aircraft manufacturers and new aviation technologies, air cargo, and various industrial applications, all within an international gateway. The Niagara Falls International Airport itself is a joint civil-military airfield, home to the Air Force Reserve Command's 914th Air Refueling Wing and the 107th Attack Wing of the New York Air National Guard, further enhancing the site's appeal for aviation-related businesses.

HIGHLIGHTS

1.5 MILES

Away from
NEW YORK STATE THRUWAY ENTRANCE



19.52 acre fee simple site



Ideal for:

- ▶ Executive Hangar, FBO, MRO, Flight School, New Aviation Technology
- ▶ Air Cargo, Warehousing, Heavy Industrial
- ▶ Indoor & Outdoor Storage



Totalling 180,113 SF of building space, including:

- ▶ A 37,500 SF free-span hangar bay plus an additional attached 76,800 SF of ancillary offices and one-story storage areas
- ▶ Extensive fenced and paved outdoor storage areas
- ▶ A 13,545 SF virtually new former military vehicle maintenance and repair facility
- ▶ Additional buildings ranging from 1,500 SF to 20,808 SF
- ▶ A total of 8 buildings plus ample ramp space
- ▶ Well-suited for numerous air/ground transport, office, fabrication, storage, warehousing, laboratory, and light industrial uses at this international gateway location
- ▶ Heavy Industrial (HI) zoning permits a wide variety of aviation and non-aviation uses
- ▶ Located 5 minutes from two international bridges
- ▶ Former United States Army Reserve Base



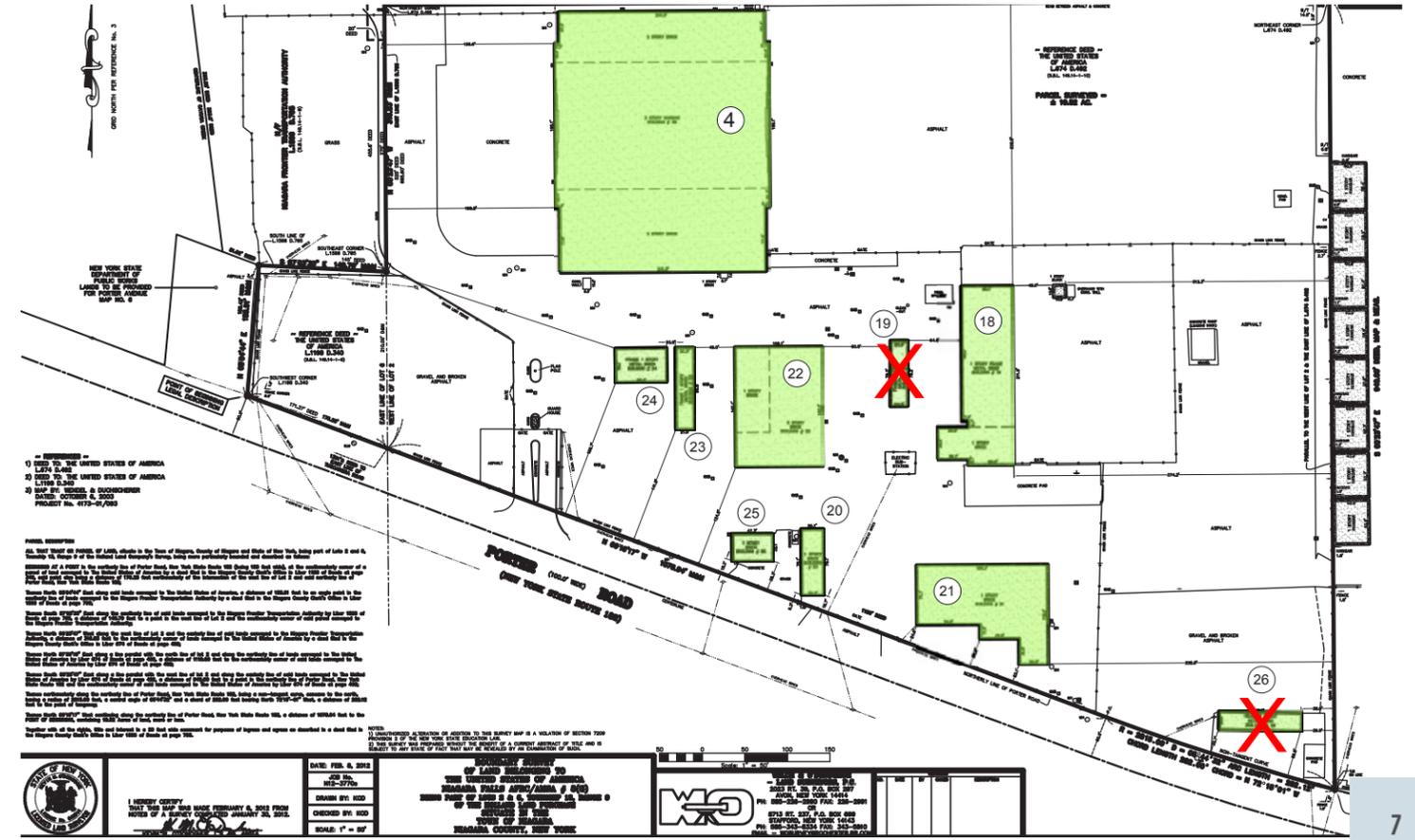
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NIAGARA FALLS INTERNATIONAL AIRPORT

Niagara Falls International Airport (IAG) is a joint civil-military airfield situated 4 miles east of downtown Niagara Falls, New York. It is owned and operated by the Niagara Frontier Transportation Authority and shares its runways with the Niagara Falls Air Reserve Station. The airport is notable for serving a significant number of Canadian passengers from across the nearby border. It covers 1,067 acres and has two paved runways: 6/24 (5,189 x 150 ft) and 10L/28R (9,829 x 150 ft). The airport serves general aviation, commercial flights, and military operations, including the Air Force Reserve Command's 914th Air Refueling Wing. IAG often handles diverted flights from Toronto Pearson International Airport due to its location and long runways.



SITE PLAN



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