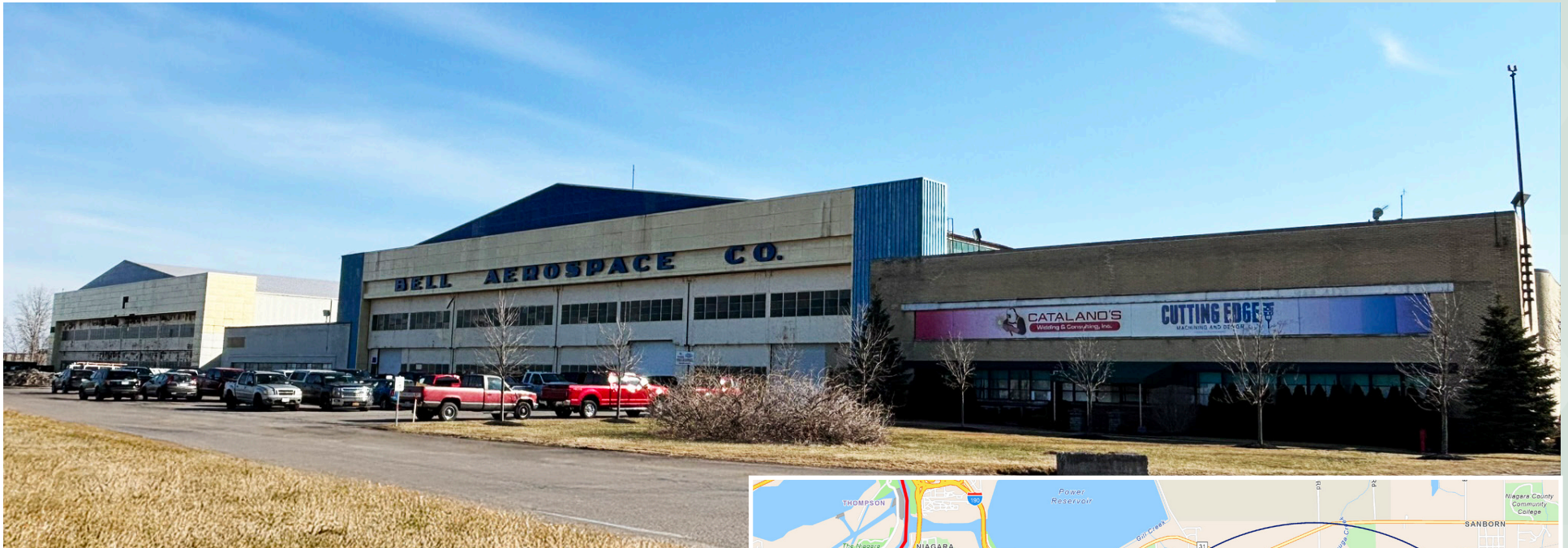


FOR LEASE

Wheatfield Business Park - Industrial Space

2221 Niagara Falls Blvd., Niagara Falls, NY 14304



Location Highlights:

- Adjacent to Niagara Falls International Airport
- 7 miles to US-Canada Border
- 3 miles to Amazon Niagara Falls Airport Mega Warehouse (Visible Across the runway)
- 3 miles to Highway system
- 2 miles to Niagara Falls Airforce Base
- Foreign Trade Zone #34



344 Delaware Ave, Suite 200, Buffalo, NY 14202



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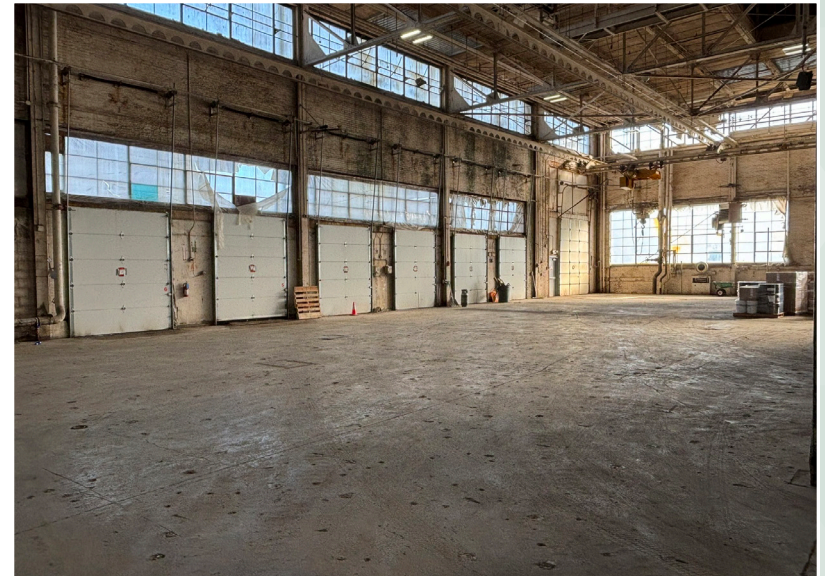
FOR LEASE

Wheatfield Business Park - Industrial Space

2221 Niagara Falls Blvd., Niagara Falls, NY 14304

PROPERTY HIGHLIGHTS:

- Total Building Area: Over 1,000,000 sq. ft. of leasable industrial space
- Available Space for Lease: Approximately 300,000 SF+, with options to subdivide
- Total Site Area: 93.1 acres
- Ceiling Heights: 25 to 40 feet clear span
- Cranes: Overhead cranes available
- Loading Facilities: Multiple truck-level and grade-level docks
- Outdoor Storage: Available for tenants needing additional space
- Zoning: Industrial
- Current Uses: Manufacturing, machining, R&D, warehousing
- Highway Access: 3.2 miles from Interstate 190
- Airport Access: 0.7 miles from Niagara Falls International Airport
- Foreign Trade Zone #34 (duty & tariff benefits as well as streamlined customs procedures)



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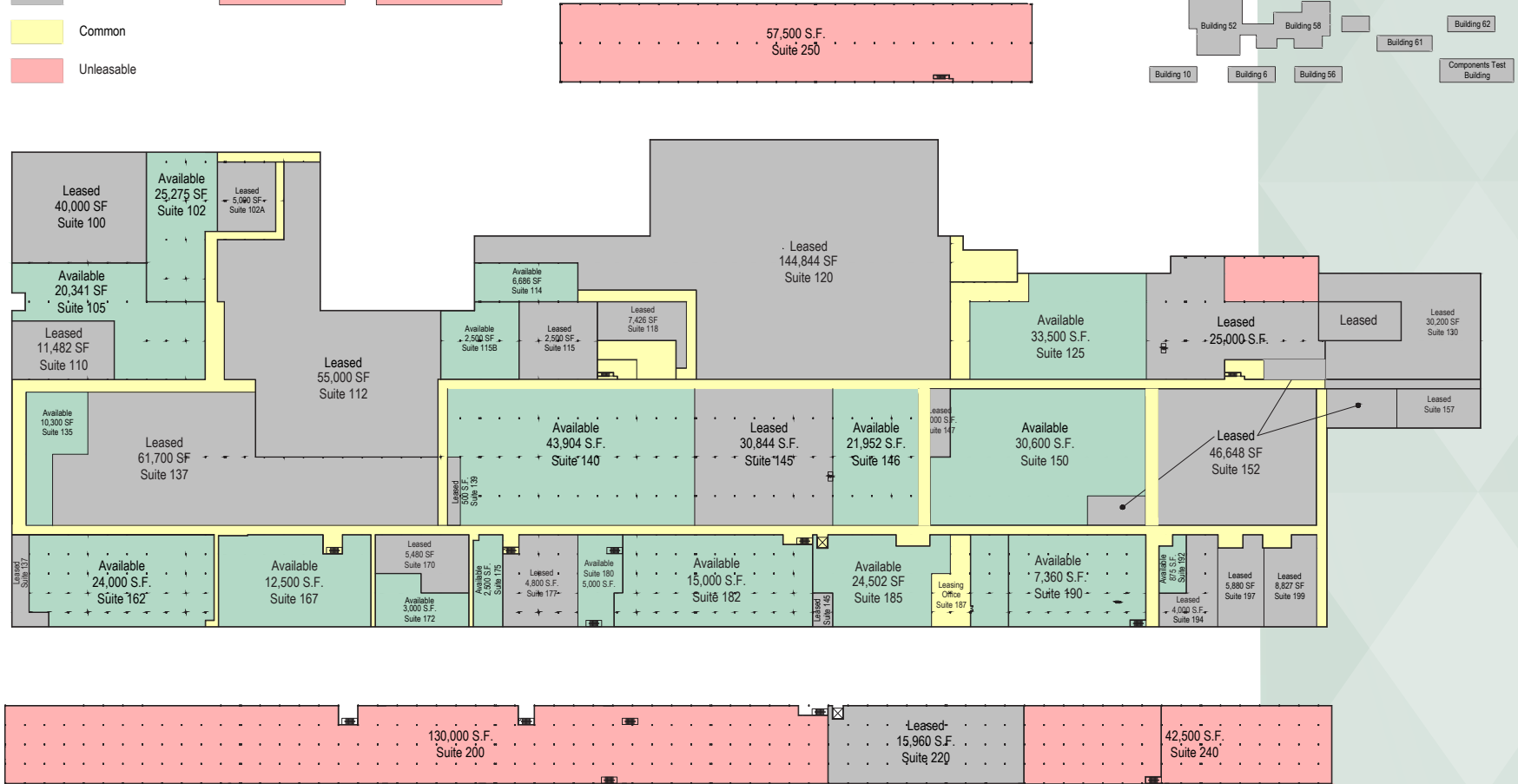
FOR LEASE

Wheatfield Business Park - Industrial Space

2221 Niagara Falls Blvd., Niagara Falls, NY 14304

- Available
- Leased
- Common
- Unleasable

- 25,000 S.F. Building 325
- 26,000 S.F. Building 350



1 FIRST FLOOR PLAN
1" = 30'



WHEATFIELD BUSINESS PARK II

August 13th, 2025



HANNA
COMMERCIAL REAL ESTATE

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