

Redevelopment Opportunity

Former Huntley Station, 3500 River Road, Town of Tonawanda, NY

Property Description

The former Huntley Station, located at 3500 River Road in the Town of Tonawanda, NY, includes two main structures originally constructed in 1916 (South Building) and in 1930 (North Building), ancillary structures and 96.9 acres of land. The total building footprint as it exists today includes 2.398 million square feet. The site includes the opportunity to reuse the original neo-classical structures totaling 700,000 square feet located in the heart of the dynamic Buffalo, Niagara Falls, Toronto real estate markets.

Location:	Town of Tonawanda, NY
Region:	Buffalo-Niagara
Acreage:	96.9
Zoning:	G-I General Industrial
Usable Area	700,000 sf
Utilities:	All major utilities available

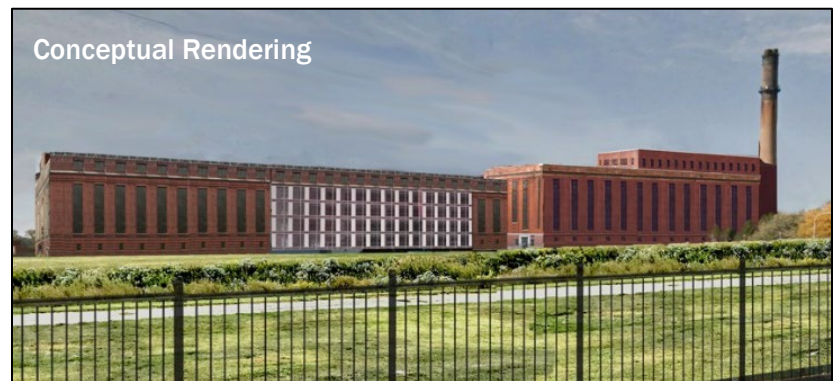


Opportunity for Adaptive Reuse

The original 1916 and 1930 structures were constructed with steel frame and concrete floors. The structures include a streamlined neo-classical exterior of brick and windows with sweeping views of the Niagara River to the west. The interior space contains distinctly art nouveau details which are most evident at the column capitals in the north building's generator room.

Today, the entire east façade is partially covered by large, utilitarian structures. Removal of these industrial additions would make available up to 700,000 square feet for adaptive reuse. One reuse concept, shown above, considers demolishing the southern chimney and restoration of the east façade. Once adapted for reuse, the structures could support a variety of uses including:

- Warehouse distribution
- Data Center
- Advanced manufacturing
- Marine storage and repair



Expressions of Interest

The property owner is seeking Expressions of Interest (EOI) to identify parties interested in the redevelopment of this unique property. For additional information, contact Tony Bialecki via email at Bialecki@vitanuova.net or call 888-625-4724. www.HuntleyStationReuse.com.