



# WYOMING COUNTY, NY

Rural values. Global vision. Endless possibilities.



## LINWOOD AVENUE BUILDING WARSAW, NY

### LIGHT INDUSTRIAL - MANUFACTURING BUILDING

- 15,000 sq. ft. Building - Sale/Lease
- Zoned Light Industrial
- Village of Warsaw Water and sewer
- 400 Amp, 3 Phase Power
- 2 Large Overhead Doors / 2 Truck Docks
- Rochester Gas & Electric - Natural Gas Heat
- Frontier Communications
- Quick Access to NYS Route I-390
- 36 miles to the Buffalo International Airport
- 47 miles to the Canadian Border Peace Bridge Crossing in Buffalo, NY

Wyoming County, NY is located within a 10 hour drive of 50% of the combined U.S. and Canadian population.

### GROW WITH US...

Wyoming County offers aggressive financial and tax incentives to stimulate business growth and job creation. We're ready to help you access business resources and can bundle incentives offered by New York State and the Wyoming County Industrial Development Agency, local utilities and others to help your bottom line.

#### THE WYOMING COUNTY ADVANTAGE

- **Property Tax Abatement:** Available for business expansion projects for a 10-year period on the improved value of property
- **Mortgage Recording Tax Abatement:** Equaling 1.25% of the mortgage amount
- **Sales Tax Abatement:** Provides for the abatement of sales tax on eligible purchases prior to the transaction

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