



# Buffalo Lakeside Commerce Park

*Transforming former industrial land into a vital commercial community.*

Buffalo Lakeside Commerce Park (BLCP) is a “smart growth” urban commerce park, on reclaimed waterfront land in Buffalo, NY, with multi-modal transportation opportunities and excellent access to the interstate.



Hon. Byron W. Brown, Chairman



***Build Now – NY Shovel Ready Certified Site***

# Buffalo Lakeside Commerce Park

*A premier brownfield redevelopment on Lake Erie in Buffalo, NY.*

Buffalo Lakeside Commerce Park (BLCP) is the premier brownfield redevelopment project in the City of Buffalo, developed by Buffalo Urban Development Corp. Nearly \$30 million has been invested by New York State, Erie County, the City of Buffalo and National Grid in site preparation and infrastructure construction, to reclaim this once fallow land for productive use. CertainTeed Corp., Cobey, Inc. and Sonwil Distribution have made multi-million dollar investments as the initial land purchasers, employing approximately 400 workers.

The transformation of the Union Ship Canal area into the Buffalo Lakeside Commerce Park has been both physical and programmatic. Physical improvements that have been undertaken to bring the site to a "development ready" state include geo-technical analysis, surface and sub-surface investigation, demolition, site clearance, and road/utility/infrastructure construction. In addition to fully-serviced sites, BLCP offers these inducements to prospective developers:

- NY Shovel Ready Certified Site
- Potential NYS Brownfield Cleanup Program (BCP) Tax Credits
- Completed Generic Environmental Impact Statement for SEQR
- Design Guidelines Established (Zoning/Land Use)
- Competitive Land Pricing
- Environmentally-Sensitive Business Park
- New York Power Authority Hydropower Zone
- Potential NYS Excelsior Program Benefits (Investment Zone)
- National Grid electric service available for commercial/industrial uses, including Economic Development Program incentives

*"The addition of these high-quality development sites will keep the City Industrial Submarket well positioned for future opportunities."*

— CBRE | Buffalo, Western New York, Industrial, MarketView

## BLCP Details:

ACRES AVAILABLE	Approximately 105 Acres
COUNTY	Erie
FORMER USE	Industrial (Steel Manufacturing)
ZONING	Mixed Use (Office & Light Industrial)
PRICE	\$25,000 to \$50,000 per acre
LEASE	N/A
SPECIAL INCENTIVES	New York Power Authority Hydropower Zone Potential NYS Excelsior Program Benefits (Investment Zone) Potential Brownfield Cleanup Program Tax Credits



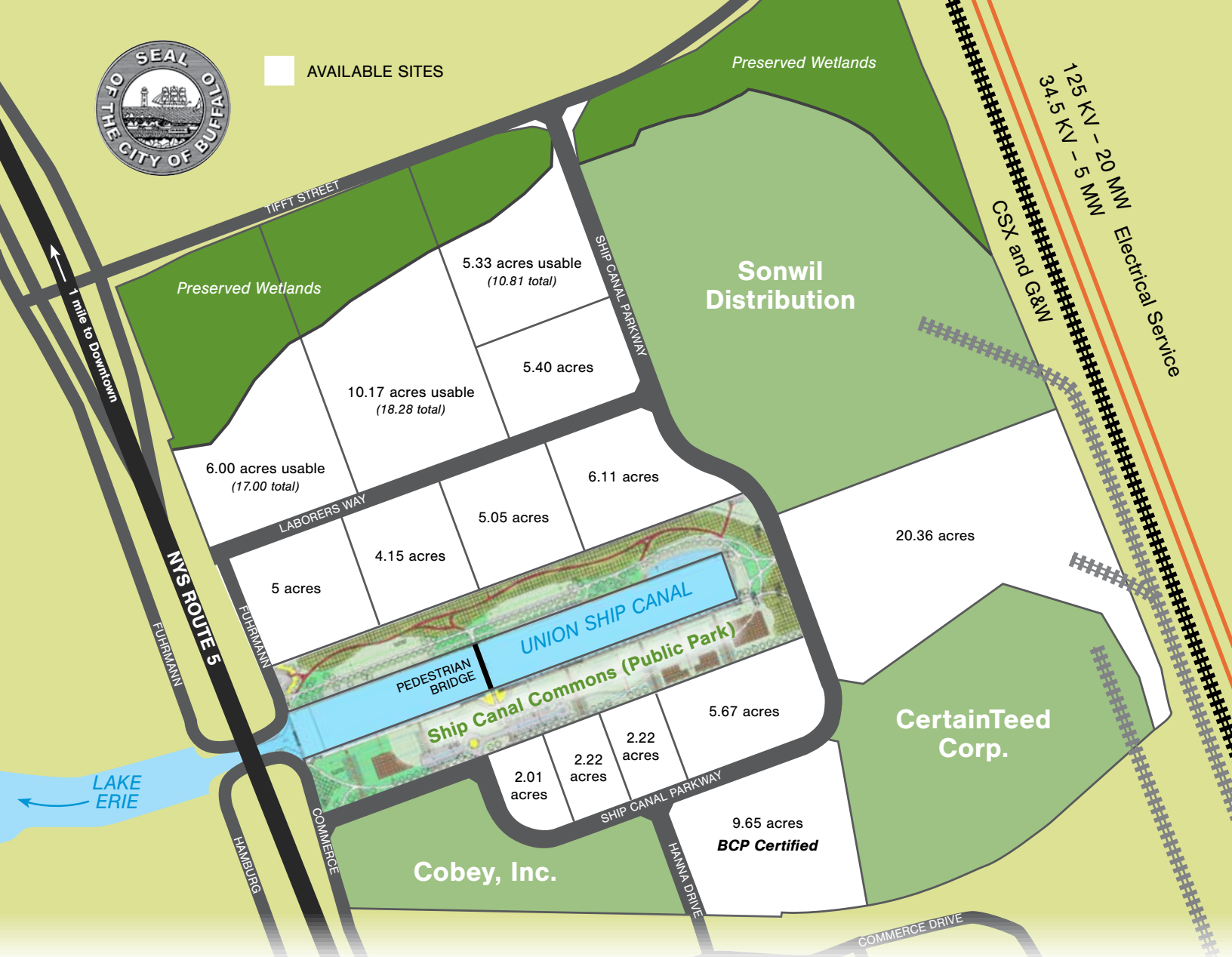
## Ship Canal Commons

The Ship Canal Commons is an attractive park with a waterfront access area for employees of the Business Park as well as residents throughout the Buffalo Niagara Region. The park features bike and pedestrian trails, a waterfront promenade, a pedestrian bridge over the canal, fishing areas, aquatic habitat space and other park landscaping features.





AVAILABLE SITES



## Demographic Estimates

POPULATION	15 MINUTE*	30 MINUTE*
TOTAL POPULATION	189,626	829,366
TOTAL HOUSEHOLDS	83,999	353,835
EMPLOYEES	157,335	482,742
ESTABLISHMENTS	6,959	27,108
<b>EDUCATIONAL ATTAINMENT</b>		
TOTAL POPULATION AGE 25+	132,305	583,330
SOME COLLEGE, NO DEGREE	31.8%	28.3%
HIGH SCHOOL GRADUATE	19.8%	18.9%
ASSOCIATES DEGREE	11.2%	11.6%
BACHELOR'S DEGREE	13.1%	17.7%
GRADUATE DEGREE	8.4%	13.9%
<b>INCOME</b>		
MEDIAN HOUSEHOLD INCOME	\$36,288	\$49,193
PER CAPITA INCOME	\$23,587	\$29,743

## Access

CLOSEST HIGHWAY	NYS Route 5 (0.25 mile)
CLOSEST INTERSTATE	I-190 (1.0 mile)
CLOSEST AIRPORT	Buffalo Niagara International Airport
MILES TO PEACE BRIDGE	5.8 miles
RAIL SERVICE	CSX and G&W
WATER & SEWER	Municipal
ACCESS STREETS	Tifft St. & Ridge Rd./Commerce Dr.

## Utilities

NATURAL GAS	National Fuel
TELECOM:	Verizon (Fiber)
ELECTRIC	Access to 13.2kV underground lines (2.5 MW or less). Larger industrial loads can be served by 34.5kV or 115kV lines on two sides of the park (above 2.5 MW); two lines available at each voltage for redundancy.

\*Drive time from Buffalo Lakeside Commerce Park  
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## Join the Buffalo Lakeside Commerce Park Community

### CertainTeed Corp.

25 acres / 270,000 sq.ft.

Producer of PVC fence and building products



### Cobey, Inc.

12 acres / 90,000 sq.ft.

Manufacturer of specialty piping systems and compressor packages



### Sonwil Distribution

52 acres / 300,000 sq.ft.

Public warehouse provider and transportation broker



Buffalo Urban Development Corporation (BUDC) is the City of Buffalo's not-for-profit development agency, reclaiming distressed land and buildings for future development.

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