

# 80-200 Ship Canal Parkway

Buffalo, New York 14218

9.45 AC & 12.17 AC sites





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# For Sale

Buffalo Lakeside Commerce Park (BLCP) is a “smart growth” urban commerce park, on reclaimed waterfront land in Buffalo, New York, with multi-modal transportation opportunities and excellent access to the interstate. A premier brownfield redevelopment project in Western New York developed by the Buffalo Urban Development Corporation, 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.

Physical improvements that have been undertaken to bring the site to a “development ready” state include geo-technical analysis, surface and subsurface investigation, demolition, site clearance, and road/utility/infrastructure construction.

### Property Highlights

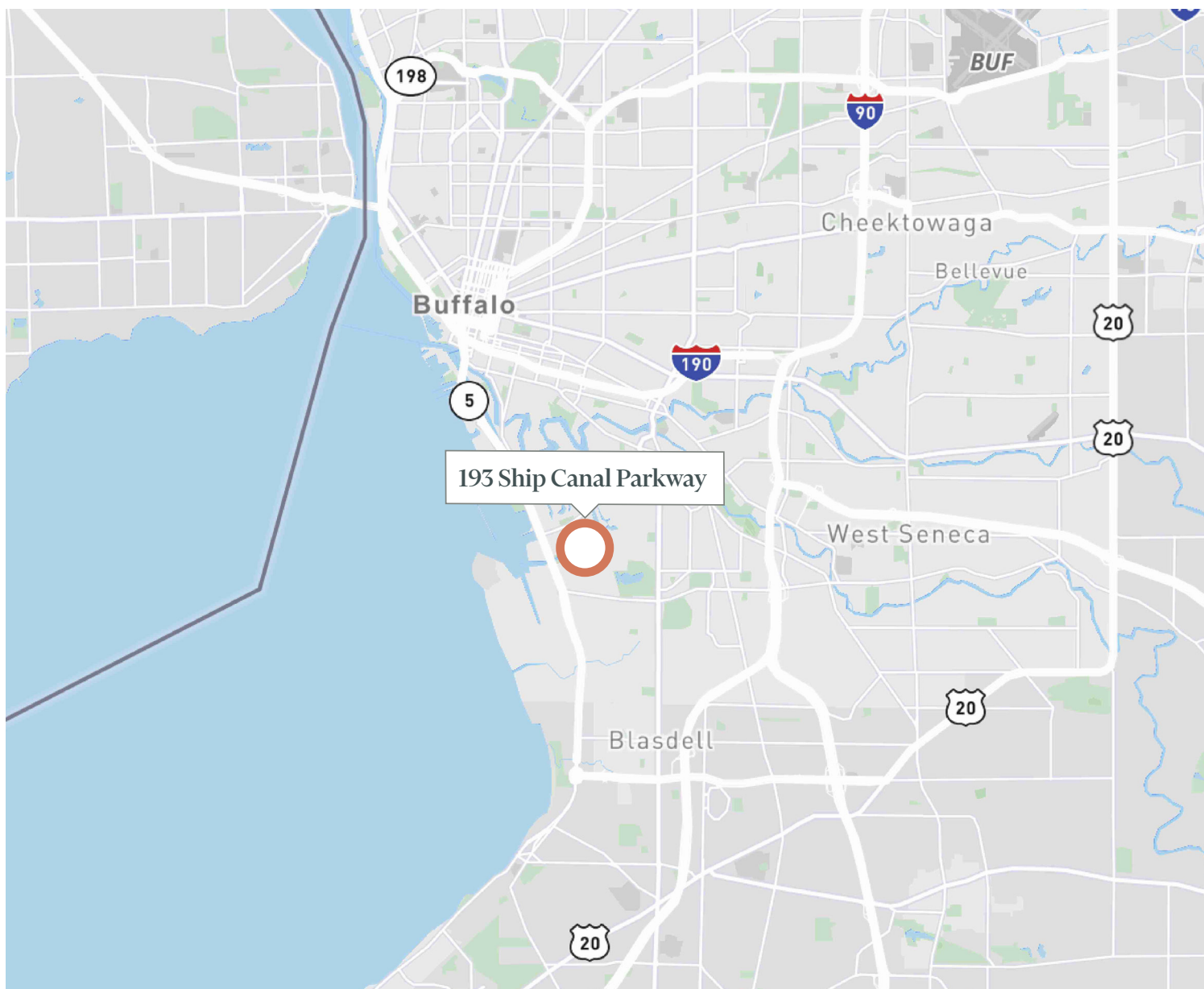
- + 9.45 AC & 12.17 AC sites within Buffalo Lakeside Commerce Park
- + 12.17 AC offering consists of four (4) available parcels: 2.01 AC (80 Ship Canal Pkwy.), 2.22 AC (134 Ship Canal Pkwy.), 2.22 AC (158 Ship Canal Pkwy.), and 5.67 AC (200 Ship Canal Pkwy.)
- + 9.45 AC site is one parcel (193 Ship Canal Pkwy.)
- + Offered at \$50,000 per acre
- + Zoning: D-C Flex Commercial
- + NY Shovel Ready Certified Site
- + Completed Generic Environmental Impact Statement for SEQR
- + Excellent highway access: 0.7 mi. to Rt. 5, 3.4 mi. to I-90/NYS Thruway, and 6.5 mi. to Peace Bridge/Canada
- + Potential NYS Brownfield Cleanup Program (BCP) tax credits
- + New York Power Authority Hydropower Zone
- + Potential NYS Excelsior Program Benefits (Investment Zone)
- + Opportunity Zone



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## Contact Us

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