## Industrial Park Inventory Summary

<table>
<thead>
<tr>
<th>Page of Report</th>
<th>Industrial Park</th>
<th>Location</th>
<th>Total Acres</th>
<th>Available Acres</th>
<th>Shovel Ready</th>
<th>Largest Single Parcel Available</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>Airborne Business Park</td>
<td>Cheektowaga</td>
<td>61.5</td>
<td>40</td>
<td>40</td>
<td>35 +/-</td>
</tr>
<tr>
<td>8</td>
<td>Albright Court</td>
<td>Lackawanna</td>
<td>8</td>
<td>4.8</td>
<td>4.8</td>
<td>4 +/-</td>
</tr>
<tr>
<td>10</td>
<td>Ammodori Site</td>
<td>Lackawanna</td>
<td>11</td>
<td>6</td>
<td>6</td>
<td>5 +/-</td>
</tr>
<tr>
<td>12</td>
<td>Buffalo Lakeside Commerce Park</td>
<td>Buffalo</td>
<td>205</td>
<td>89</td>
<td>89</td>
<td>22 +/-</td>
</tr>
<tr>
<td>18</td>
<td>Camp Road Center</td>
<td>Hamburg</td>
<td>75</td>
<td>75</td>
<td>75</td>
<td>75 +/-</td>
</tr>
<tr>
<td>22</td>
<td>Colvin Woods Business Park</td>
<td>Tonawanda</td>
<td>42</td>
<td>14</td>
<td>14</td>
<td>14 +/-</td>
</tr>
<tr>
<td>26</td>
<td>Commerce Green Industrial Park</td>
<td>East Aurora</td>
<td>47</td>
<td>24</td>
<td>24</td>
<td>15 +/-</td>
</tr>
<tr>
<td>28</td>
<td>Crosspoint Business Park</td>
<td>Amherst</td>
<td>200</td>
<td>44</td>
<td>44</td>
<td>10 +/-</td>
</tr>
<tr>
<td>31</td>
<td>Crossroads Industrial Park</td>
<td>Hamburg</td>
<td>34.5</td>
<td>30</td>
<td>0</td>
<td>20 +/-</td>
</tr>
<tr>
<td>34</td>
<td>Eastport Commerce Center</td>
<td>Lancaster</td>
<td>128</td>
<td>121</td>
<td>121</td>
<td>76 +/-</td>
</tr>
<tr>
<td>37</td>
<td>Eden Industrial Park</td>
<td>Eden</td>
<td>40</td>
<td>33</td>
<td>10</td>
<td>33 +/-</td>
</tr>
<tr>
<td>39</td>
<td>Evans Industrial Park</td>
<td>Evans</td>
<td>158</td>
<td>152</td>
<td>0</td>
<td>152 +/-</td>
</tr>
<tr>
<td>41</td>
<td>Grand Island Gateway Center</td>
<td>Grand Island</td>
<td>144</td>
<td>144</td>
<td>0</td>
<td>144 +/-</td>
</tr>
<tr>
<td>45</td>
<td>Lake Erie Commerce Center</td>
<td>Hamburg</td>
<td>136</td>
<td>68</td>
<td>17</td>
<td>68 +/-</td>
</tr>
<tr>
<td>49</td>
<td>Lakewinds (Bethlehem)</td>
<td>Lackawanna</td>
<td>400</td>
<td>325</td>
<td>0</td>
<td>200 +/-</td>
</tr>
<tr>
<td>54</td>
<td>Lancaster Industrial Commerce Center</td>
<td>Lancaster</td>
<td>68</td>
<td>11</td>
<td>11</td>
<td>11 +/-</td>
</tr>
<tr>
<td>56</td>
<td>Muir Woods</td>
<td>Amherst</td>
<td>324</td>
<td>0</td>
<td>0</td>
<td>0 +/-</td>
</tr>
<tr>
<td>59</td>
<td>North America Center</td>
<td>West Seneca</td>
<td>475</td>
<td>204.5</td>
<td>89</td>
<td>60 +/-</td>
</tr>
<tr>
<td>66</td>
<td>North Youngman Commerce Center</td>
<td>Tonawanda</td>
<td>108.5</td>
<td>28.6</td>
<td>15</td>
<td>10 +/-</td>
</tr>
<tr>
<td>70</td>
<td>Quaker Center</td>
<td>Orchard Park</td>
<td>177</td>
<td>29</td>
<td>29</td>
<td>16 +/-</td>
</tr>
<tr>
<td>72</td>
<td>Ravenwood Park North</td>
<td>Hamburg</td>
<td>116</td>
<td>39</td>
<td>39</td>
<td>20 +/-</td>
</tr>
<tr>
<td>74</td>
<td>Riverbend Commerce Park</td>
<td>Buffalo</td>
<td>241</td>
<td>80</td>
<td>0</td>
<td>80 +/-</td>
</tr>
<tr>
<td>76</td>
<td>Riverview Solar Technology Park</td>
<td>Tonawanda</td>
<td>212</td>
<td>176</td>
<td>120</td>
<td>61 +/-</td>
</tr>
<tr>
<td>87</td>
<td>Spaulding Business Park</td>
<td>City of Tonawanda</td>
<td>54</td>
<td>46</td>
<td>35</td>
<td>41 +/-</td>
</tr>
<tr>
<td>89</td>
<td>Sterling Park</td>
<td>Orchard Park</td>
<td>98</td>
<td>20</td>
<td>20</td>
<td>11.5 +/-</td>
</tr>
<tr>
<td>101</td>
<td>Tri-County Industrial Park</td>
<td>Sardinia</td>
<td>220</td>
<td>220</td>
<td>10</td>
<td>78 +/-</td>
</tr>
<tr>
<td>105</td>
<td>Walden Commerce Exchange</td>
<td>Cheektowaga</td>
<td>55</td>
<td>38</td>
<td>29</td>
<td>33 +/-</td>
</tr>
<tr>
<td>108</td>
<td>Whiting Industrial Park</td>
<td>Newstead</td>
<td>46</td>
<td>25</td>
<td>25</td>
<td>25 +/-</td>
</tr>
<tr>
<td>110</td>
<td>Youngs Road Site</td>
<td>Amherst</td>
<td>48</td>
<td>48</td>
<td>0</td>
<td>48 +/-</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>3,933</strong></td>
<td><strong>2,135</strong></td>
<td><strong>867</strong></td>
<td><strong>1,368</strong></td>
</tr>
</tbody>
</table>
## PROPERTY SUMMARY

| **Address:** Genesee Street, Town of Cheektowaga, NY | **Status & Type:** Ready to Market/Show | Office/Flex/RD |
| | **Special Designation:** Certified Shovel Ready through Build Now-NY |
| **Owner:** Uniland Development Company | **Total Acres:** 61.5 +/- | **Available Acres:** 40 +/- | **Largest Parcel Available:** 35 +/- | **Total Buildable Acres for Largest Parcel:** 23 +/- |
| 100 Corporate Parkway, Amherst, NY 14226 (716) 834-5000 | **Zoning:** Light Industrial/Office |
| | **Building Design Standards:** Yes |
| **Site Description:** Located adjacent to the BNIA | **Access Road:** Genesee Street |
| **Utilities:** | **Current Tenants:** Creditors Interchange, Inc., Sleep Inn |
| • Water – Erie County Water Authority | • Electricity – National Grid |
| • Sewer – Town of Cheektowaga | • Communication - Time Warner Cable, Verizon, Fiber Technologies Networks, Inc. |
| • Natural Gas – National Fuel Gas | | |

## UPDATES

- Road and utilities are in site.
- SEQR and Permitting completed.
- Site is ready for prospects searching for strategic location adjacent to airport.
- Develop has indicated that there are no FAA guidelines that affect development of site (e.g. height restrictions, etc.); need to confirm before moving forward with property.

## ISSUES

- Concerns over proximity to airport runways and marketing of site to Class A Office, Hotel, and Restaurant users.
- Proximity to Class A Office, Hotel, and Restaurant may eliminate site for warehouse/distribution, and manufacturing projects.
Airborne Business Park, a certified shovel-ready site, gives future tenants a streamlined regulatory approval process and existing infrastructure for immediate development of office and flex space. The complex is designed to accommodate expansive Class A buildings up to 400,000 square feet.

The park is situated adjacent to the Buffalo Niagara International Airport in Cheektowaga, NY, providing a central location within Western New York.

- Certified Shovel-Ready through Empire State Development's Build Now-NY program
  - Complete utility infrastructure
  - State Environmental Quality Review (SEQR) process complete
- Custom built space solutions available using Uniland's Design/Build process

Location Highlights
- Adjacent to the Airport
- Close to numerous Genesee St. and Transit Rd. amenities
- 5 minutes to I-90 NYS Thruway
- Within a 20-minute drive of 90% of Erie County's population
- 10 minutes to downtown Buffalo
- Across the street from Diamond Hawk Golf Course
- On Metro Bus routes
Airborne Business Park: The Verizon central office is approximately 4 miles away to the north west of the site. The calling number NPA NXX’s are 716-565, 616, 626, 630, 631, 632, 633, 634, 635, 730, & 810. The site is in the WSVLNYNC wire.

Telecom Infrastructure Near Site

- **Verizon** is the Incumbent Local Exchange Carrier (ILEC). Verizon has aerial fiber on all sides of the site. There is fiber to the south of the site on Genesee St which turns on Holtz Rd, which is to the west of the site. There is fiber to the east of the site on Transit Rd. To the north there is fiber on Aero Dr.

- **Spectrum** is the local CATV provider. They have aerial fiber present to the north of the site on Aero Dr. There is also fiber to the east on Transit Rd. In addition, there is cable fiber present to the south of the site along Genesee St. Cable COAX is present on many of the roads where fiber is present.

- **Competitive Local Exchange Carrier’s** compete with the ILEC. There is CLEC fiber that runs to the south of the site on Genesee St. The fiber heads south on Transit Rd to Wehrle Dr., where it heads towards the west.
Fiber Availability/Services at Site

Approximate distance to the nearest fiber infrastructure by owner is illustrated in the chart to the right. There are three fiber providers that are in close proximity to the site. Each of them could provide ready access to high bandwidth services.

Fiber Diversity and Redundancy

Service and infrastructure diversity - meaning more than one provider - can be achieved through multiple providers via short lateral builds into the site property. All of the providers appear to have fiber going directly to the site. Two of the providers have fiber on multiple sides of the site and may have multiple entrances established. A combination of the providers could allow diverse fiber access in multiple directions. Infrastructure redundancy - meaning more than one route in and out - is attainable with each provider having fiber infrastructure on multiple sides of the site.

Competitive Services

Verizon services include DSL, T1, DS3, dedicated business Ethernet services from 3Mbps up to 1Gbps, MPLS, cloud services, web hosting, managed office, and business phone services.

Spectrum can provide dedicated fiber optic Internet - symmetrical download/upload, up to 60Mbps. As part of the merger with Time Warner, Spectrum has committed to system upgrades that will allow for up to 100 Mbps.

Having a CLEC nearby indicates that there are IP based services available, as well as, direct Internet access (DIA) and Layer 2 services including Ethernet. The presence of a CLEC makes it possible to negotiate dark fiber access.
## Property Summary

<table>
<thead>
<tr>
<th>Address</th>
<th>Dona Street, City of Lackawanna</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status &amp; Type</td>
<td>Ready to Market/Show</td>
</tr>
<tr>
<td>Owner</td>
<td>City of Lackawanna</td>
</tr>
<tr>
<td>Owner Details</td>
<td>Fred Heinle, Director of Development</td>
</tr>
<tr>
<td>Address</td>
<td>714 Ridge Road, Lackawanna, NY 14218</td>
</tr>
<tr>
<td>Phone</td>
<td>(716) 827-6421</td>
</tr>
<tr>
<td>Special Designation</td>
<td>N/A</td>
</tr>
<tr>
<td>Site Description</td>
<td>Former public house site. Single Family Residential adjacent on north and east sides</td>
</tr>
<tr>
<td>Zoning</td>
<td>Commercial, Light Industrial</td>
</tr>
<tr>
<td>Building Design Standards</td>
<td>N/A</td>
</tr>
<tr>
<td>Utilities</td>
<td>Water – Erie County Water Authority</td>
</tr>
<tr>
<td></td>
<td>Sewer – Erie County Sewer District No. 6</td>
</tr>
<tr>
<td></td>
<td>Natural Gas – National Fuel Gas</td>
</tr>
<tr>
<td></td>
<td>Electricity – National Grid</td>
</tr>
<tr>
<td></td>
<td>Communication - Time Warner Cable, Verizon</td>
</tr>
<tr>
<td>Access Road</td>
<td>Dona Street</td>
</tr>
<tr>
<td>Current Tenants</td>
<td>Best Western Hotel, Pine Hill Coffee</td>
</tr>
<tr>
<td></td>
<td>NYS Empire Zone Tax Incentive available</td>
</tr>
</tbody>
</table>

## Site Statistics

| Total Acres       | 8 +/- |
| Available Acres   | 4 +/- |
| Largest Parcel Available | 4 +/- |
| Zoning            | Commercial, Light Industrial |

## Updates

- Infrastructure completed; sites are ready to sell.
- Two new businesses on Albright Court site.
- All parcels are “show ready.”
- Located adjacent to NYS Route 5 and 3 miles from I-90
- NYS Empire Zone Tax Incentive available

## Issues

- None
Albright Court Parcel: The property is on Dona St. in the City of Lackawanna. The CO is approximately 3.3 miles away to the north east of the site. The site is in the BFLONYSP wire center.

Telecom Infrastructure Near Site

- **Verizon** is the Incumbent Local Exchange Carrier (ILEC). Verizon has aerial fiber that goes directly by the site on Route 5. Additional fiber is present along several of the roads surrounding the site, Ingram Ave, Wilmuth Ave & Lehigh St. to name a few.

- **Spectrum** is the local CATV provider. They have aerial fiber coming from Wilkes-Barre Ave, it turns down Wilson St to Wilmuth Ave. where it passes directly by the site. Additional aerial fiber is also present on Steelawanna Ave., Ingram Ave. & Lehigh St. Spectrum also has a considerable amount of cable coax on all of the roads where fiber is present and many of the neighboring side streets.

- A competitive local exchange carrier has fiber on the eastern side of the site. Their fiber runs parallel with the railroad tracks for approximately 1.8 miles.
Fiber Availability/Services at Site

Approximate distance to the nearest fiber infrastructure by owner is illustrated in the chart to the right. There are three fiber providers that are in close proximity to the site. Each of them could provide ready access to high bandwidth services.

Fiber Diversity and Redundancy

Service and infrastructure diversity - meaning more than one provider - can be achieved through multiple providers via short lateral builds into the site property. A combination of the three providers could allow diverse fiber access in multiple directions. Infrastructure redundancy - meaning more than one route in and out - is attainable with each provider having fiber infrastructure on multiple sides of the site.

Competitive Services

Verizon services include DSL, T1, DS3, dedicated business Ethernet services from 3Mbps up to 1Gbps, MPLS, cloud services, web hosting, managed office, and business phone services.

Spectrum can provide dedicated fiber optic Internet - symmetrical download/upload, up to 60Mbps. As part of the merger with Time Warner, Spectrum has committed to system upgrades that will allow for up to 100 Mbps.

Having a CLEC nearby indicates that there are IP based services available, as well as, direct Internet access (DIA) and Layer 2 services including Ethernet. The presence of a CLEC makes it possible to negotiate dark fiber access.
# Property Summary

**Address:** A Street, City of Lackawanna

**Status & Type:** Ready to Market/Show | Industrial/Flex

**Special Designation:** Empire Zone

**Owner:** City of Lackawanna
Fred Heinle, Director of Development
714 Ridge Road, Lackawanna, NY 14218
(716) 827-6421

**Total Acres:** 11 +/-

**Available Acres:** 6 +/-

**Largest Parcel Available:** 5 +/-

**Total Buildable Acres for Largest Parcel:** 3 +/-

**Site Description:** Former public house site. Single Family Residential adjacent on north and east sides

**Zoning:** Commercial, Light Industrial

**Building Design Standards:** N/A

**Utilities:**
- Water – Erie County Water Authority
- Sewer – Erie County Sewer District No. 6
- Natural Gas – National Fuel Gas
- Electricity – National Grid
- Communication - Time Warner Cable

**Access Road:** A Street

**Current Tenants:** Innovative Technologies

## Updates
- Infrastructure completed; sites are ready to sell.
- New business has located in Amodori Site.
- All parcels are “show ready.”
- ¼ mile from NYS Route 5, and 3 miles from I-90
- NYS Empire Zone Tax Incentive available

## Issues
- Size and shape of parcel
Amorodi Parcel: The property is on A St. in the City of Lackawanna, NY. The CO is just over 3 miles away to the north east of the site. The site is in the BFLONYSP wire center.

**Telecom Infrastructure Near Site**

- **Verizon** is the Incumbent Local Exchange Carrier (ILEC). Verizon has aerial fiber to the west of the site on Route 5. The LEC fiber comes off of route 5 on Kane St and follows along several side roads and eventually goes directly into the site on A St.

- **Spectrum** is the local CATV provider. They have aerial fiber coming from Ingram Ave to Dona St., the fiber goes directly into the site via A St. There is also fiber on the south side of the site on Spruce St. Additional aerial fiber is also present on Wilson St., Wilkesbarre St., Wilmuth Ave & Lehigh St. Spectrum also has a considerable amount of cable coax on all of the roads where fiber is present and many of the neighboring side streets.

- **A competitive local exchange carrier** has fiber on the eastern side of the site. Their fiber runs parallel with the railroad tracks for approximately 1.8 miles.
Fiber Availability/Services at Site

Approximate distance to the nearest fiber infrastructure by owner is illustrated in the chart to the right. There are three fiber providers that are in close proximity to the site. Each of them could provide ready access to high bandwidth services.

<table>
<thead>
<tr>
<th>Fiber Owner</th>
<th>Distance from Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Verizon</td>
<td>.1 mile</td>
</tr>
<tr>
<td>Spectrum / TW</td>
<td>.8 mile</td>
</tr>
<tr>
<td>CLEC</td>
<td>.1 mile</td>
</tr>
</tbody>
</table>

Fiber Diversity and Redundancy

Service and infrastructure diversity - meaning more than one provider - can be achieved through multiple providers via short lateral builds into the site property. A combination of the three providers could allow diverse fiber access in multiple directions. Infrastructure redundancy - meaning more than one route in and out - is attainable with each provider having fiber infrastructure on multiple sides of the site.

Competitive Services

Verizon services include DSL, T1, DS3, dedicated business Ethernet services from 3Mbps up to 1Gbps, MPLS, cloud services, web hosting, managed office, and business phone services.

Spectrum can provide dedicated fiber optic Internet - symmetrical download/upload, up to 60Mbps. As part of the merger with Time Warner, Spectrum has committed to system upgrades that will allow for up to 100 Mbps.

Having a CLEC nearby indicates that there are IP based services available, as well as, direct Internet access (DIA) and Layer 2 services including Ethernet. The presence of a CLEC makes it possible to negotiate dark fiber access.

This map product was prepared for Erie County, NY by ECC Technologies, Inc. (ECC). ECC has made substantial efforts to ensure the accuracy of location and labeling of information contained on this map. The information was gathered to the extent possible with all reasonable processes used to ensure accuracy available at the time of collection.
## PROPERTY SUMMARY

**Address:** Route 5 at City of Buffalo / City of Lackawanna boundary

**Owner:** Buffalo Urban Development Corporation (BUDC), Peter Cammarata, President
95 Perry Street, Buffalo, NY 14203
(716) 856-6525 or pcammarata@ecidany.com

**Site Description:** This lakefront parcel is a former heavy industry site that is being placed back into industrial, commercial, and recreational use. The east side of the site has rail access. A new 20 acre recreational park has been developed around the former ship canal.

**Utilities:**
- Water – City of Buffalo
- Sewer – Erie County Sewer District No. 6
- Natural Gas – National Fuel Gas
- Electricity – National Grid
- Communication – Verizon

## SITE STATISTICS

**Status & Type:** Ready to Market/Show | Industrial/Flex/Commercial

**Special Designation:** Empire Zone

**Total Acres:** 205 +/-
**Available Acres:** 89 +/-
**Largest Parcel Available:** 22 +/-
**Total Buildable Acres for Largest Parcel:** 20 +/-

**Zoning:** Light Industrial, warehousing, commercial

**Building Design Standards:** Available Upon Request

**Access Road:** Access from Tift Street on the north and from Commerce Drive from the south and west.

**Current Tenants:** Cobey Inc., Sonwil Distribution, CertainTeed

## UPDATES

- Phase III road construction is completed.
- Public Park—completed.
- Wetland area developed as an amenity.
- BUDC has acquired all vacant parcels for development.
- Adjacent to NYS Route 5 and 3 miles from I-90 and downtown

## ISSUES

- A wetland area is located at the northern end of the project area.
- BUDC is working with the New York State Department of Environmental Conservation on the remediation of the final parcels for development.
Buffalo Lakeside Commerce Park
Transforming former industrial land into a vital commercial community.

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

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 the 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 geotechnical analysis, surface and subsurface 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

“Based upon the success of this park [BLCP], the City of Buffalo] acquired the 165-acre former Republic Steel site on the south side of the city. The addition of these high-quality development sites will keep the City Submarket well positioned for future opportunities.”

— CBFE 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: $30,000 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 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 is equipped with bike and pedestrian trails, a waterfront promenade, a pedestrian bridge over the canal, fishing areas, aquatic habitat space and other park landscaping features.
Buffalo, New York

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, NEW YORK

BUDC
Buffalo Urban Development Corporation
Hon. Byron W. Brown, Chairman

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

95 Perry Street, Suite 404, Buffalo, NY 14203
www.buffalourbandevelopment.com

Peter M. Cammarata
(716) 872-8361
pcammarata@buffalourbandevelopment.com

David A. Steckins
(716) 872-8378
dsteckins@buffalourbandevelopment.com

BUFFALO NIAGARA ENTERPRISE
www.buffaloniagara.org

BUFFALO, NEW YORK

ERIE COUNTY BUSINESS PARK REPORT
MARK C. POLONCARZ, COUNTY EXECUTIVE
PAGE 17 OF 112
Buffalo Lakeside Commerce Park: The site is on Route 5 in the City of Buffalo / Lackawanna boundary. The CO is approximately 1.3 miles away to the north east of the site. The site is in the BFLONYSP wire center.

**Telecom Infrastructure Near Site**

- **Verizon** is the Incumbent Local Exchange Carrier (ILEC). Verizon has fiber to the west side of the site on Commerce Dr. They also have fiber on Hopkins St and along the side streets near Hopkins.

- **Spectrum** is the local CATV provider. They have aerial fiber to the north west of the site on Hopkins St. and along the side roads running off Hopkins. There is also aerial cable fiber to the south west along Baker Alley & Apple Ave. Spectrum also has a considerable amount of cable coax on all of the roads where fiber is present and many of the neighboring side streets.

- **Competitive Local Exchange Carrier’s** compete with the ILEC. There is CLEC fiber present on the NYS Thruway, route 90 which is to the eastern border of the property. There is also CLEC fiber at the north west corner of the site on Fuhrman Blvd.
Fiber Availability/Services at Site

Approximate distance to the nearest fiber infrastructure by owner is illustrated in the chart to the right. There are three fiber providers that are in close proximity to the site. Each of them could provide ready access to high bandwidth services.

Fiber Diversity and Redundancy

Service and infrastructure diversity - meaning more than one provider - can be achieved through multiple providers via short lateral builds into the site property. A combination of the three providers could allow diverse fiber access in multiple directions. Infrastructure redundancy - meaning more than one route in and out - is attainable with each provider having fiber infrastructure on multiple sides of the site.

Competitive Services

Verizon services include DSL, T1, DS3, dedicated business Ethernet services from 3Mbps up to 1Gbps, MPLS, cloud services, web hosting, managed office, and business phone services.

Spectrum can provide dedicated fiber optic Internet - symmetrical download/upload, up to 60Mbps. As part of the merger with Time Warner, Spectrum has committed to system upgrades that will allow for up to 100 Mbps.

Having a CLEC nearby indicates that there are IP based services available, as well as, direct Internet access (DIA) and Layer 2 services including Ethernet. The presence of a CLEC makes it possible to negotiate dark fiber access.

<table>
<thead>
<tr>
<th>Fiber Owner</th>
<th>Distance from Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Verizon</td>
<td>.1 mile</td>
</tr>
<tr>
<td>Spectrum / TW</td>
<td>.8 mile</td>
</tr>
<tr>
<td>CLEC</td>
<td>.1 mile</td>
</tr>
</tbody>
</table>

This map product was prepared for Erie County, NY by ECC Technologies, Inc. (ECC). ECC has made substantial efforts to ensure the accuracy of location and labeling of information contained on this map. The information was gathered to the extent possible with all reasonable processes used to ensure accuracy available at the time of collection.
**PROPERTY SUMMARY**

<table>
<thead>
<tr>
<th>Address: Camp Road &amp; Southwestern Boulevard, Hamburg, NY</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SITE STATISTICS</strong></td>
</tr>
<tr>
<td>Status &amp; Type: Ready to Market/Show</td>
</tr>
<tr>
<td>Special Designation: None</td>
</tr>
<tr>
<td><strong>Owner:</strong> Uniland Development Company</td>
</tr>
<tr>
<td>100 Corporate Parkway, Amherst, NY 14226</td>
</tr>
<tr>
<td>(716) 834-5000</td>
</tr>
<tr>
<td><strong>Total Acres:</strong> 75 +/-</td>
</tr>
<tr>
<td><strong>Available Acres:</strong> 75 +/-</td>
</tr>
<tr>
<td><strong>Largest Parcel Available:</strong> 75 +/-</td>
</tr>
<tr>
<td><strong>Total Buildable Acres for Largest Parcel:</strong> 63 +/-</td>
</tr>
<tr>
<td><strong>Site Description:</strong> Greenfield site is a mixed use commercial development with land zoned to accommodate office, service, light industrial and distribution facilities.</td>
</tr>
<tr>
<td><strong>Zoning:</strong> M-2, Mixed-Office, Service, Light Industrial, Distribution</td>
</tr>
<tr>
<td><strong>Utilities:</strong></td>
</tr>
<tr>
<td>Water – Erie County Water Authority</td>
</tr>
<tr>
<td>Sewer – Town of Hamburg</td>
</tr>
<tr>
<td>Natural Gas – National Fuel Gas</td>
</tr>
<tr>
<td>Electricity – National Grid</td>
</tr>
<tr>
<td>Communication - Time Warner Cable</td>
</tr>
<tr>
<td>Verizon</td>
</tr>
<tr>
<td>Fiber Technologies Networks, Inc.</td>
</tr>
<tr>
<td><strong>Access Road:</strong> None</td>
</tr>
<tr>
<td><strong>Building Design Standards:</strong> N/A</td>
</tr>
<tr>
<td><strong>Current Tenants:</strong> None</td>
</tr>
</tbody>
</table>

**UPDATES**

- Site is a Greenfield.
- Site is being shown by developer for interested prospects.
- Site is adjacent to a public golf course.

**ISSUES**

- Owner has a build-to-suit stipulation.
- Site may be too buffered for users requiring a visible site.
- Phase I & II Environmental study must be completed before moving forward with property review (Phase I done several years ago and would need to be updated according to developer).
Strategically located in the established Southtowns community of Hamburg, NY, Camp Road Centre is an ideal site for manufacturing, distribution or flex solutions. All infrastructure and utilities, including telecommunications, are in place and accessible. The property also features prime access to major thoroughfares and a bustling retail corridor. With nearby beaches, expansive fairgrounds, private and public golf courses and quaint village shops, Hamburg’s amenities and incentives have attracted businesses including Ford Stamping Plant, Carquest Automotive Distribution, and various steel manufacturers.

- Infrastructure and utilities in place
- High volume on Camp Road, exceeding 20,000 vehicles daily
- Uniland’s Design/Build process streamlines the process to save resources
- Close to sought-after residential subdivisions in a high-performing school district
**PROPOSED SITE PLAN**

**Plan Legend**
- Proposed Flex Facility
- Total Floor Area: 700,000 sf

**Site Data**
- Overall Site Area: 76 acres
- Average Carpark Ratio: 50 per 1,000 sf

**Building Data**

<table>
<thead>
<tr>
<th>Building</th>
<th>Floor Area</th>
<th>Levels</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>68,400 sf</td>
<td>1</td>
</tr>
<tr>
<td>B</td>
<td>30,000 sf</td>
<td>1</td>
</tr>
<tr>
<td>C</td>
<td>30,000 sf</td>
<td>1</td>
</tr>
<tr>
<td>D</td>
<td>35,000 sf</td>
<td>1</td>
</tr>
<tr>
<td>E</td>
<td>51,500 sf</td>
<td>1</td>
</tr>
<tr>
<td>F</td>
<td>51,500 sf</td>
<td>1</td>
</tr>
<tr>
<td>G</td>
<td>51,500 sf</td>
<td>1</td>
</tr>
<tr>
<td>H</td>
<td>51,500 sf</td>
<td>1</td>
</tr>
<tr>
<td>I</td>
<td>49,200 sf</td>
<td>1</td>
</tr>
<tr>
<td>J</td>
<td>49,200 sf</td>
<td>1</td>
</tr>
<tr>
<td>K</td>
<td>110,000 sf</td>
<td>2</td>
</tr>
<tr>
<td>L</td>
<td>60,000 sf</td>
<td>2</td>
</tr>
<tr>
<td>M</td>
<td>49,200 sf</td>
<td>1</td>
</tr>
<tr>
<td>N</td>
<td>60,000 sf</td>
<td>2</td>
</tr>
<tr>
<td>Total</td>
<td>766,300 sf</td>
<td>2</td>
</tr>
</tbody>
</table>

**LAND USE SITE PLAN**

**LOCATION HIGHLIGHTS**
- 2 minute drive of I-90 NYS Thruway
- 2 minutes to major retail facilities and hotels
- 3 minutes to post office
- 15 minutes to downtown Buffalo
- 25 minutes to Buffalo Niagara International Airport
- On Metro Bus route
- Adjacent to South Shore Country Club
- 6 minute drive of beaches

For more property information, visit uniland.com or call 716.834.5000

**UNILAND DEVELOPMENT COMPANY**

University Corporate Centre | 100 Corporate Pkwy, Suite 500 | Amherst, NY 14226
Camp Road Centre: The Verizon central office is approximately 3.5 miles away to the east of the site. The calling number NPA NXX’s are 716-312, 646, 648 & 649. The site is in the HMBGNYHB wire center.

**Telecom Infrastructure Near Site**

- **Verizon** is the Incumbent Local Exchange Carrier (ILEC). Verizon has aerial fiber running past the site to east on Camp Rd. The fiber follows Camp Rd to Howard Rd. and eventually turns on to Southwestern Blvd. There is also ILEC fiber to the west of the site on Rogers Rd. , the fiber turns onto both Coverbank Rd and Southwestern Blvd.

- **Spectrum** is the local CATV provider. They have aerial fiber present to the east of the site on Camp Rd. The fiber turns on Howard Rd and continues on Howard to Southwestern Blvd. There is also cable fiber present to the west of the site on Rogers Rd. It intersects with fiber on Southwestern Blvd. and Amsdell Rd. Spectrum also has a considerable amount of cable coax on all of the roads where fiber is present and on most of the neighboring side streets.

- **Competitive Local Exchange Carrier’s** compete with the ILEC. There is CLEC fiber that runs to the east of the site on Camp Rd. , like Verizon and Spectrum, the CLEC fiber turns on Howard Rd and follows it until coming to Southwestern Blvd. At that point it heads north east on Southwestern Blvd. There is additional CLEC fiber to the north of the site, following along the railroad line.
**Fiber Availability/Services at Site**

Approximate distance to the nearest fiber infrastructure by owner is illustrated in the chart to the right. There are three fiber providers that are in close proximity to the site. Each of them could provide ready access to high bandwidth services.

<table>
<thead>
<tr>
<th>Fiber Owner</th>
<th>Distance from Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Verizon</td>
<td>.1 mile</td>
</tr>
<tr>
<td>Spectrum / TW</td>
<td>.1 mile</td>
</tr>
<tr>
<td>CLEC</td>
<td>.5 mile</td>
</tr>
</tbody>
</table>

**Fiber Diversity and Redundancy**

Service and infrastructure diversity - meaning more than one provider - can be achieved through multiple providers. Multiple providers have fiber going directly by the site. A combination of the providers could allow diverse fiber access in multiple directions. Infrastructure redundancy - meaning more than one route in and out - is attainable with each provider having fiber infrastructure on multiple sides of the site. While there is CLEC fiber on multiple sides of the site, it is unknown if it one or multiple CLEC’s.

**Competitive Services**

Verizon services include DSL, T1, DS3, dedicated business Ethernet services from 3Mbps up to 1Gbps, MPLS, cloud services, web hosting, managed office, and business phone services.

Spectrum can provide dedicated fiber optic Internet - symmetrical download/upload, up to 60Mbps. As part of the merger with Time Warner, Spectrum has committed to system upgrades that will allow for up to 100 Mbps.

Having a CLEC nearby indicates that there are IP based services available, as well as, direct Internet access (DIA) and Layer 2 services including Ethernet. The presence of a CLEC makes it possible to negotiate dark fiber access.
## Property Summary

### Address:
Colvin Boulevard, Town of Tonawanda

### Status & Type:
Ready to Market/Show | Industrial/Flex

### Special Designation:

### Owner:
Ciminelli Development, Centerpointe Corp Park  
350 Essjay Road  
Williamsville, NY 14221  
(716) 631-8000 or http://www.ciminelli.com

### Site Description:
A suburban light industrial/office park located in the Town of Tonawanda, adjacent to the Youngman Expressway (I-290) at the Colvin Boulevard exit.

### Zoning:
Light Manufacturing

### Building Design Standards:
N/A

### Utilities:
- Water – Town of Tonawanda
- Sewer – Town of Tonawanda
- Natural Gas – National Fuel Gas
- Electricity – National Grid
- Communication - Time Warner Cable  
  - Verizon  
  - Fiber Technologies Networks, Inc.

### Access Road:
Access road constructed

### Current Tenants:
John W. Danforth (Headquarters Building), Toshiba, JD Supply, Definity Health, and U.S. Border Patrol

## Site Statistics

| Status & Type | Total Acres: 42 +/-  
|              | Available Acres: 14 +/-  
|              | Largest Parcel Available: 14 +/-  
|              | Total Buildable Acres for Largest Parcel: 14 +/- |

<table>
<thead>
<tr>
<th>Special Designation</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Light Manufacturing</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Design Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
</tr>
</tbody>
</table>

## Updates

- None

## Issues

- High visibility, high quality construction office/industrial site.
- Federal Wetlands on site.
Colvin Woods Business Park

Overview
Tonawanda, New York

In 2004 Ciminelli Development Company commenced construction of the Colvin Woods Business Park - one of the newest flex office parks in the Town of Tonawanda. Colvin Woods Business Park is located on a 40-acre site situated along the south side of the I-290 between Colvin Boulevard and Delaware Avenue. Within minutes of all areas of Western New York, as well as four international border crossings, strategic location of the Park conveniently places it a few short miles from the Niagara Falls Boulevard retail corridor and the Sheridan Drive business district. Out-of-state and overseas visitors will have a short 15-minute drive from the Buffalo Niagara International Airport to the Park.

Highly visible and prominent signage facing the I-290 marks the Park's location making it easily identifiable. Access to the Park is via a newly constructed road from Colvin Boulevard along the northern boundary of Kenney Field. NFTA bus stops, which are conveniently located directly in front of the Park, provide another point of entrance for both employees and customers.

- 22 acres under development
- 14 remaining undeveloped acres
- Zoned Performance Standards Use District
- Danforth Office—60,000 sq. ft.
- Danforth Fabrication Shop—48,000 sq. ft.
- Danforth Office—20,000 sq. ft.
- United Health Group—60,395 sq. ft.
- 100 Colvin Woods (spec building)—20,000 sq. ft.
- GSA-Border Patrol—27,000 sq. ft.

Colvin Woods Business Park lives up to its name with its beautifully preserved and naturally wooded surroundings. Add this to the Ciminelli standard of meticulously maintained landscaping, and it becomes more than just a business park. The land is ideal for outdoor lunches, walking or running, and even an occasional company picnic.
Colvin Woods Business Park: The Verizon central office is approximately 2.10 miles away to the north of the site. The calling number NPA NXX’s are (716) 620, 623, 629, 690, 692, 693, 694, 695, 696, 743, 744 & 807. The site is in the TNWNNYTW wire center.

Telecom Infrastructure Near Site

- **Verizon** is the Incumbent Local Exchange Carrier (ILEC). Verizon has aerial fiber to the east of the site on Colvin Blvd. Additional fiber is present to the south of the site on Brighton Rd. There is also aerial fiber to the north of the site on Bonnet St.

- **Spectrum** is the local CATV provider. They have aerial fiber present to the south of the site on Brighton Rd. There is also fiber to the west of the site, it comes off of Military Rd. and connects to Knoche Rd., and then heads south on Deleware Rd. In addition, there is a significant amount of fiber on all of the major arterial roads and side roads around the site. Spectrum also has a considerable amount of cable coax in the area. COAX is present on many of the roads where fiber is present and also on the neighboring side streets.

- **Competitive Local Exchange Carrier’s** compete with the ILEC. There is CLEC fiber that runs along the south side of the site on Brighton Rd. There is additional CLEC fiber that comes off of Military Rd. and connects to Knoche Rd., and then heads south on Deleware Rd.
Fiber Availability/Services at Site

Approximate distance to the nearest fiber infrastructure by owner is illustrated in the chart to the right. There are three fiber providers that are in close proximity to the site. Each of them could provide ready access to high bandwidth services.

Fiber Diversity and Redundancy

Service and infrastructure diversity - meaning more than one provider - can be achieved through multiple providers via short lateral builds into the site property. All of the providers have fiber going directly by the site. A combination of the providers could allow diverse fiber access in multiple directions. Infrastructure redundancy - meaning more than one route in and out - is attainable with each provider having fiber infrastructure on multiple sides of the site.

Competitive Services

Verizon services include DSL, T1, DS3, dedicated business Ethernet services from 3Mbps up to 1Gbps, MPLS, cloud services, web hosting, managed office, and business phone services.

Spectrum can provide dedicated fiber optic Internet - symmetrical download/upload, up to 60Mbps. As part of the merger with Time Warner, Spectrum has committed to system upgrades that will allow for up to 100 Mbps.

Having a CLEC nearby indicates that there are IP based services available, as well as, direct Internet access (DIA) and Layer 2 services including Ethernet. The presence of a CLEC makes it possible to negotiate dark fiber access.
### PROPERTY SUMMARY

- **Address:** Route 20A, Village of East Aurora, NY
- **Owner:** Benderson Development
  
  570 Delaware Avenue
  
  Buffalo, NY 14202
  
  (716) 886-0211

- **Site Description:** High end office/flex/R&D/light manufacturing site within village

- **Utilities:**
  - Water – Erie County Water Authority
  - Sewer – Erie County Sewers
  - Natural Gas – National Fuel Gas
  - Electricity – New York State Electric & Gas
  - Communication - Time Warner Cable – Verizon

- **Zoning:** Manufacturing

### SITE STATISTICS

- **Status & Type:** Ready to Market/Show | Office/Flex/R&D

- **Special Designation:** None

- **Total Acres:** 40 +/-
- **Available Acres:** 24 +/-
- **Largest Parcel Available:** 15 +/-

- **Total Buildable Acres for Largest Parcel:** 10 +/-

- **Access Road:** Access road constructed from Quaker Road (20A)

- **Current Tenants:** Astronics Corporation

### UPDATES

- Site well buffered from the surrounding properties.
- Primary tenant Astronics Luminescent Systems has recently completed expansion.

### ISSUES

- 10 miles to Interstate (I-90), 2.6 miles to Aurora Expressway (State Route 400).
**Erie County**  
**Commerce Green Industrial Park**

**Commerce Green Industrial Park:** The Verizon central office is approximately .33 miles away to the north east of the site. The calling number NPA NXX’s are 716-992. The site is in the EDENNYED wire center.

**Telecom Infrastructure Near Site**

- **Verizon** is the Incumbent Local Exchange Carrier (ILEC). Verizon has aerial fiber running to the north of the site. They have aerial fiber present to the north of the site on Eden Evans Center Rd. The fiber runs in both directions. Eden Evans Center Rd., appears to turn into E Church St. The fiber heads north on S. Main St and the intersection of E Church St.

- **Spectrum** is the local CATV provider. They have aerial fiber present to the east of the site on S. State Rd. The fiber runs in both directions. Spectrum appears to have fiber going directly into the location. In addition, Spectrum has fiber on Hemlock Rd., which is directly to the north of the site and New Jerusalem Rd. which is to the south of the site. There is also cable fiber further to the North on Eden Evans Center Rd., which turns into E. Church St. Spectrum also has a considerable amount of cable coax on all of the roads where fiber is present.

- **Competitive Local Exchange Carrier’s** compete with the ILEC. There does not appear to be CLEC fiber within proximity of the site.
Fiber Availability/Services at Site

Approximate distance to the nearest fiber infrastructure by owner is illustrated in the chart to the right. There are two fiber providers that are in close proximity to the site. Each of them could provide ready access to high bandwidth services.

<table>
<thead>
<tr>
<th>Fiber Owner</th>
<th>Distance from Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Verizon</td>
<td>.1 mile</td>
</tr>
<tr>
<td>Spectrum / TW</td>
<td>.1 mile</td>
</tr>
</tbody>
</table>

Fiber Diversity and Redundancy

Service and infrastructure diversity - meaning more than one provider - can be achieved through multiple providers. Multiple providers have fiber going directly by the site, with Spectrum appearing to have fiber going directly into the site. A combination of the providers could allow diverse fiber access in multiple directions. Infrastructure redundancy - meaning more than one route in and out - is attainable with each provider having fiber infrastructure on multiple sides of the site. While there is CLEC fiber on multiple sides of the site, it is unknown if it one or multiple CLEC’s.

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Verizon services include DSL, T1, DS3, dedicated business Ethernet services from 3Mbps up to 1Gbps, MPLS, cloud services, web hosting, managed office, and business phone services.

Spectrum can provide dedicated fiber optic Internet - symmetrical download/upload, up to 60Mbps. As part of the merger with Time Warner, Spectrum has committed to system upgrades that will allow for up to 100 Mbps.
## PROPERTY SUMMARY

<table>
<thead>
<tr>
<th>Address</th>
<th>Site Statistics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Millersport Highway, near Hopkins Road, Amherst, NY</td>
<td>Status &amp; Type: Ready to Market/Show</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Owner</th>
<th>Special Designation:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Uniland Development Company</td>
<td>Total Acres: 200 +/-</td>
</tr>
<tr>
<td>100 Corporate Parkway, Amherst, NY 14226 (716) 834-5000</td>
<td>Available Acres: 44 +/-</td>
</tr>
<tr>
<td></td>
<td>Largest Parcel Available: 10 +/-</td>
</tr>
<tr>
<td></td>
<td>Total Buildable Acres for Largest Parcel: 10 +/-</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Description:</th>
<th>Zoning:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greenfield site is a mixed-use commercial development with and zoned to accommodate office, research, and light industrial and distribution facilities.</td>
<td>Mixed-Office, Research, Light Industrial and Distribution</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Utilities:</th>
<th>Building Design Standards:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td>• Water – Erie County Water Authority</td>
<td></td>
</tr>
<tr>
<td>• Sewer – Town of Amherst</td>
<td></td>
</tr>
<tr>
<td>• Natural Gas – National Fuel Gas</td>
<td></td>
</tr>
<tr>
<td>• Electricity – National Grid</td>
<td></td>
</tr>
<tr>
<td>• Communication - Time Warner Cable</td>
<td></td>
</tr>
<tr>
<td>- Verizon</td>
<td></td>
</tr>
<tr>
<td>- Fiber Technologies Networks, Inc.</td>
<td></td>
</tr>
<tr>
<td>- Level 3 Communication, Inc.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Access Road:</th>
<th>Current Tenants:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Millersport Highway and North French Road</td>
<td>ATTO Technology, Bank of America, NCO, Chapel, Citicorp, Geico, EduKids Child Care Center Amherst, Fidelis Care, Patterson Dental</td>
</tr>
</tbody>
</table>

## UPDATES

- New Crosspoint Square retail plaza in complex.

## ISSUES

- Property owner has a build-to-suit stipulation.
CrossPoint Business Park is a thriving business campus uniquely suited to support state-of-the-art corporate headquarters, expansive call centers, and regional operation hubs. A robust power and fiber optic infrastructure make this 200-acre site the perfect home to a growing number of companies that have come to embrace the Buffalo region’s excellent workforce and CrossPoint’s exceptional location.

The park also enjoys a variety of retail shops at CrossPoint Square and the convenience of a nationally certified day-care facility on-site. CrossPoint has become the premier destination for commercial development in Western New York.

- Certified Shovel Ready through Build Now-NY
- Advanced infrastructure - dual power feeds
- On-site retail plaza, featuring restaurants and other convenient services
- Nationally accredited on-site day-care center
- 24/7 property management and support

Location Highlights

- Excellent accessibility and exposure from the I-990 Expressway
- Adjacent to Millersport Hwy and N. French Rd
- 5 minutes to SUNY at Buffalo
- 20 minutes to the Airport
- 20 minutes to downtown Buffalo
- On Metro Bus routes
Crosspoint Business Park: The Verizon central office is approximately 1.5 miles away to the south west of the site. The calling number NPA NXX’s are (716) 264 & (716) 564. The site is in the AMHRNYMP wire center.

**Telecom Infrastructure Near Site**

- **Verizon** is the Incumbent Local Exchange Carrier (ILEC). Verizon has aerial fiber running along route 263. The fiber comes from Smith Rd and heads south west to Mille Rd. There is also aerial ILEC fiber on N. French Rd which is to the south of the site.

- **Spectrum** is the local CATV provider. Spectrum has aerial fiber running along route 263. The fiber comes from Smith Rd and heads south west to Mille Rd. The fiber branches off route 263 on to Hopkins Rd., heading south. There is also aerial CATV fiber on N. French Rd which is to the south of the site.

- **Competitive Local Exchange Carrier’s** compete with the ILEC. There is CLEC fiber that runs along the western side of the site on route 990. There is also CLEC fiber along the north side of the site on N. French Rd. The fiber on N French Rd ends on route 263. The fiber runs along route 263 for approximately 5.5 miles.
Fiber Availability/Services at Site

Approximate distance to the nearest fiber infrastructure by owner is illustrated in the chart to the right. There are three fiber providers that are in close proximity to the site. Each of them could provide ready access to high bandwidth services.

Fiber Diversity and Redundancy

Service and infrastructure diversity - meaning more than one provider - can be achieved through multiple providers via short lateral builds into the site property. All of the providers appear to have fiber going directly by the site. A combination of the providers could allow diverse fiber access in multiple directions. Infrastructure redundancy - meaning more than one route in and out - is attainable with each provider having fiber infrastructure on multiple sides of the site.

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## Property Summary

<table>
<thead>
<tr>
<th>Address</th>
<th>Site Statistics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Milestrip Road, Town of Hamburg</td>
<td>Status &amp; Type: Ready to Market/Show</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Owner</th>
<th>Total Acres: 34.5 +/-</th>
<th>Available Acres: 30 +/-</th>
<th>Largest Parcel Available: 20 +/-</th>
<th>Total Buildable Acres for Largest Parcel: 17+/-</th>
</tr>
</thead>
<tbody>
<tr>
<td>R&amp;P Oak Hill</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3556 Lakeshore Road, Suite 620</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Buffalo, NY 14219</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(716) 822-4966</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Description</th>
<th>Zoning</th>
<th>Building Design Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>35 acres of undeveloped property at the intersection of NYS Route 5 (Lakeshore Road) and NYS Route 179 (Milestrip Road) across from the Ford Stamping Plant in Hamburg.</td>
<td>Industrial</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Utilities</th>
<th>Access Road</th>
<th>Current Tenants</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water – Erie County Water Authority</td>
<td>None in place, access available from NYS Route 5 and Old Milestrip Road</td>
<td>None</td>
</tr>
<tr>
<td>Sewer – Erie County Sewer District</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Natural Gas – National Fuel Gas</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electricity – National Grid</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Communication - Time Warner Cable</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Verizon</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Updates</th>
<th>Issues</th>
</tr>
</thead>
<tbody>
<tr>
<td>None.</td>
<td>Site has been used various times for material storage by NYSDOT during road construction projects.</td>
</tr>
<tr>
<td></td>
<td>Site needs infrastructure.</td>
</tr>
</tbody>
</table>
Crossroads Industrial Park: The Verizon central office is approximately 4.5 miles away to the north of the site. The calling number NPA NXX is 716-821,824,825,826,827 & 828. The site is in the BFLONYSP wire center.

Telecom Infrastructure Near Site

- **Verizon** is the Incumbent Local Exchange Carrier (ILEC). Verizon has aerial fiber approximately a 1/2 mile to the north west of the site on Lake Shore Rd. There is also Verizon fiber a 1/2 mile to north east of the site on Electric Ave.

- **Spectrum** is the local CATV provider. They have aerial fiber present a 1/2 mile to the north of the site on Lake Ave. The fiber runs east to west on the road. Spectrum also has cable coax on Lake Ave. and on some of the neighboring side streets further to the north.
Fiber Availability/Services at Site

Approximate distance to the nearest fiber infrastructure by owner is illustrated in the chart to the right. There are two fiber providers that are in close proximity to the site. Each of them could provide ready access to high bandwidth services.

<table>
<thead>
<tr>
<th>Fiber Owner</th>
<th>Distance from Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Verizon</td>
<td>.5 mile</td>
</tr>
<tr>
<td>Spectrum / TW</td>
<td>.5 mile</td>
</tr>
</tbody>
</table>

Fiber Diversity and Redundancy

Service and infrastructure diversity - meaning more than one provider - can be achieved through multiple providers via short lateral builds into the site property. A combination of the providers could allow diverse fiber access in multiple directions. Infrastructure redundancy - meaning more than one route in and out - is attainable with each provider having fiber infrastructure on multiple sides of the site.

Competitive Services

Verizon services include DSL, T1, DS3, dedicated business Ethernet services from 3Mbps up to 1Gbps, MPLS, cloud services, web hosting, managed office, and business phone services.

Spectrum can provide dedicated fiber optic Internet - symmetrical download/upload, up to 60Mbps. As part of the merger with Time Warner, Spectrum has committed to system upgrades that will allow for up to 100 Mbps.
## Property Summary

<table>
<thead>
<tr>
<th>Address:</th>
<th>Walden Avenue at Pavement Road, Town of Lancaster</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status &amp; Type:</td>
<td>Ready to market and build</td>
</tr>
<tr>
<td>Special Designation:</td>
<td>Certified Shovel-Ready through Build NOW NY</td>
</tr>
<tr>
<td>Owner:</td>
<td>Uniland Development Company</td>
</tr>
<tr>
<td>University Corporate Parkway</td>
<td>Amherst, New York 14226</td>
</tr>
<tr>
<td>(716) 834-5000 or <a href="http://www.uniland.com">www.uniland.com</a></td>
<td></td>
</tr>
<tr>
<td>Total Acres:</td>
<td>128 +/-</td>
</tr>
<tr>
<td>Available Acres:</td>
<td>121 +/-</td>
</tr>
<tr>
<td>Largest Parcel Available:</td>
<td>76 +/-</td>
</tr>
<tr>
<td>Total Buildable Acres for Largest Parcel:</td>
<td>66 +/-</td>
</tr>
<tr>
<td>Site Description:</td>
<td>Greenfield site, manufacturing and distribution</td>
</tr>
<tr>
<td>Zoning:</td>
<td>Manufacturing</td>
</tr>
<tr>
<td>Building Design Standards:</td>
<td>Developer controlled</td>
</tr>
<tr>
<td>Utilities:</td>
<td>Water – Erie County Water Authority</td>
</tr>
<tr>
<td></td>
<td>Sewer – Erie County Sewer District</td>
</tr>
<tr>
<td></td>
<td>Natural Gas – National Fuel Gas</td>
</tr>
<tr>
<td></td>
<td>Electricity – National Grid</td>
</tr>
<tr>
<td></td>
<td>Communication - Time Warner Cable - Verizon</td>
</tr>
<tr>
<td>Access Road:</td>
<td>Eastport Drive, off of Walden Ave</td>
</tr>
<tr>
<td>Current Tenants:</td>
<td>None</td>
</tr>
</tbody>
</table>

## Updates

- Site infrastructure is complete.
- Site is being marketed.

## Issues

- National Fuel ROW bisects site.
- Parcel size and shape (limited acreage).
- Build-to-suit (ownership)
Eastport Commerce Center encompasses 121-acres of shovel-ready land for immediate development of manufacturing, distribution, R&D, flex and retail facilities. The complex is designed to accommodate expansive buildings up to 500,000 square feet.

Located in the Walden Business Corridor of Lancaster, NY, Eastport Commerce Center is proximate to major transportation arteries, including Route 20, Route 33 and the I-90 New York State Thruway. The complex is bordered by a developing core of thriving warehouse and distribution facilities, and is highly visible with an average daily traffic count of 18,000 vehicles.

- Certified Shovel-Ready through Empire State Development’s Build Now-NY program
  - Utility and roadway infrastructure installed
  - Light industrial zoning acquired
  - Regulatory permits & approvals in place
  - State Environmental Quality Review (SEQR) process completed
- Custom built space solutions available using Uniland’s Design/Build process
- Natural gas fueling station located at NOCO
- Abundant on-site parking
- 24/7 property management and support
**Eastport Commerce Center**: The Verizon central office is approximately 2.8 miles away to the south west of the site. The calling number NPA NXX’s are 716-651, 681, 683, 684 & 685, 686 & 706. The site is in the LNCSNYLC wire center.

**Telecom Infrastructure Near Site**

- **Verizon** is the Incumbent Local Exchange Carrier (ILEC). Verizon has aerial fiber to the north of the site on Pleasant View Dr. The fiber heads south on Pavement Rd. There is also fiber to the south of the site on Walden Ave. There is fiber to the west of the site on Stony Rd.

- **Spectra**m is the local CATV provider. They have aerial fiber present to the north of the site on Pleasant View Dr. Spectrum also has fiber to the east of the site on Pavement Rd. Spectrum also has a considerable amount of cable coax on all of the roads where fiber is present.
Fiber Availability/Services at Site

Approximate distance to the nearest fiber infrastructure by owner is illustrated in the chart to the right. There are two fiber providers that are in close proximity to the site. Each of them could provide ready access to high bandwidth services.

Fiber Diversity and Redundancy

Service and infrastructure diversity - meaning more than one provider - can be achieved through multiple providers via short lateral builds into the site property. All of the providers appear to have fiber going directly to the site via the same entry point. A combination of the providers could allow diverse fiber access in multiple directions. Infrastructure redundancy - meaning more than one route in and out - is attainable with each provider having fiber infrastructure on multiple sides of the site.

Competitive Services

Verizon services include DSL, T1, DS3, dedicated business Ethernet services from 3Mbps up to 1Gbps, MPLS, cloud services, web hosting, managed office, and business phone services.

Spectrum can provide dedicated fiber optic Internet - symmetrical download/upload, up to 60Mbps. As part of the merger with Time Warner, Spectrum has committed to system upgrades that will allow for up to 100 Mbps.
## PROPERTY SUMMARY

<table>
<thead>
<tr>
<th><strong>Address:</strong> Route 62, Town of Eden, NY</th>
<th><strong>Site Description:</strong> Rural site in hamlet of Eden</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Owner:</strong> Galcor Enterprises</td>
<td></td>
</tr>
<tr>
<td>Nick Gilati</td>
<td></td>
</tr>
<tr>
<td>Toronto, Ontario, Canada</td>
<td></td>
</tr>
<tr>
<td>(905) 886-7042</td>
<td></td>
</tr>
</tbody>
</table>

## SITE STATISTICS

<table>
<thead>
<tr>
<th><strong>Status &amp; Type:</strong> In Process</th>
<th><strong>Special Designation:</strong> None</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Acres:</strong> 40 +/-</td>
<td><strong>Available Acres:</strong> 33 +/-</td>
</tr>
<tr>
<td><strong>Largest Parcel Available:</strong> 33 +/-</td>
<td><strong>Total Buildable Acres for Largest Parcel:</strong> 28 +/-</td>
</tr>
<tr>
<td><strong>Zoning:</strong> Manufacturing</td>
<td><strong>Access Road:</strong> Access Road constructed from Route 62</td>
</tr>
<tr>
<td><strong>Building Design Standards:</strong> N/A</td>
<td><strong>Current Tenants:</strong> TexWeb, Inc</td>
</tr>
<tr>
<td><strong>Utilities:</strong></td>
<td><strong>Issues:</strong></td>
</tr>
<tr>
<td>- Water – Erie County Water Authority</td>
<td>- Existing 130,000 square foot building (on 10 acres) has been upgraded.</td>
</tr>
<tr>
<td>- Sewer – Erie County Sewers</td>
<td>- 20 acres of undeveloped land is also available.</td>
</tr>
<tr>
<td>- Natural Gas – National Fuel Gas</td>
<td></td>
</tr>
<tr>
<td>- Electricity – National Grid</td>
<td></td>
</tr>
<tr>
<td>- Communication - Time Warner Cable</td>
<td></td>
</tr>
<tr>
<td>- Verizon</td>
<td></td>
</tr>
<tr>
<td>- Electric - National Grid</td>
<td></td>
</tr>
<tr>
<td>- Communication - Time Warner Cable</td>
<td></td>
</tr>
<tr>
<td>- Verizon</td>
<td></td>
</tr>
</tbody>
</table>
Eden Industrial Park: The Verizon central office is approximately .3 miles away to the north of the site. The calling number NPA NXX’s are 585-992. The site is in the EDENNYED wire center.

**Telecom Infrastructure Near Site**

- **Verizon** is the Incumbent Local Exchange Carrier (ILEC). Verizon has aerial fiber to the north of the site on W. Church St, which runs east to west. The fiber comes from Eden Evans Center Rd & continues on to E. Church St. The fiber also turns north and runs on N. Main St.

- **Spectrum** is the local CATV provider. They have aerial fiber present to the east side of the site on S. Main St., the comes from the south on S. Slate Rd. There is also fiber to the north of the site on Hemlock Rd. There is fiber further to the north on W. Church St. which mirrors Verizon’s fiber. Spectrum also has a considerable amount of cable coax on all of the roads where fiber is present and many of the side streets.

- **Competitive Local Exchange Carrier’s** compete with the ILEC. There is no CLEC fiber present near this site.
**Fiber Availability/Services at Site**

Approximate distance to the nearest fiber infrastructure by owner is illustrated in the chart to the right. There are two fiber providers that are in close proximity to the site. Each of them could provide ready access to high bandwidth services.

<table>
<thead>
<tr>
<th>Fiber Owner</th>
<th>Distance from Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Verizon</td>
<td>.4 mile</td>
</tr>
<tr>
<td>Spectrum / TW</td>
<td>.1 mile</td>
</tr>
</tbody>
</table>

**Fiber Diversity and Redundancy**

Service and infrastructure diversity - meaning more than one provider - can be achieved through multiple providers. Spectrum Cable has fiber going directly to the site and Verizon has fiber in close proximity. A combination of providers could allow diverse fiber access in multiple directions but would require a build. Infrastructure redundancy - meaning more than one route in and out - is attainable but would require a provider to build to the location.

**Competitive Services**

Verizon services include DSL, T1, DS3, dedicated business Ethernet services from 3Mbps up to 1Gbps, MPLS, cloud services, web hosting, managed office, and business phone services.

Spectrum can provide dedicated fiber optic Internet - symmetrical download/upload, up to 60Mbps. As part of the merger with Time Warner, Spectrum has committed to system upgrades that will allow for up to 100 Mbps.

This map product was prepared for Erie County, NY by ECC Technologies, Inc. (ECC). ECC has made substantial efforts to ensure the accuracy of location and labeling of information contained on this map. The information was gathered to the extent possible with all reasonable processes used to ensure accuracy available at the time of collection.
**PROPERTY SUMMARY**

<table>
<thead>
<tr>
<th><strong>Address:</strong> Eden-Evans Center Road, Town of Evans, NY</th>
<th><strong>Status &amp; Type:</strong> In Process</th>
<th>Industrial/Flex</th>
</tr>
</thead>
</table>
| **Owner:** Delaware Marketing and Management, Inc. Richard Tocha  
(716) 947-4769 | **Special Designation:** None |
| **Site Description:** Former Angola airport, also has rail access to Norfolk Southern Railroad | **Total Acres:** 158 +/-  
**Available Acres:** 152 +/-  
**Largest Parcel Available:** 152 +/-  
**Total Buildable Acres for Largest Parcel:** 140 +/- |
| **Utilities:**  
• Water – Erie County Water Authority  
• Sewer – Erie County Sewers  
• Natural Gas – National Fuel Gas (lines not at site)  
• Electricity – National Grid  
• Communication - Time Warner Cable - Verizon | **Zoning:** Manufacturing  
**Building Design Standards:** N/A |

**SITE STATISTICS**

| **Access Road:** From Eden-Evans Center Road, former runway is access road |
| **Current Tenants:** None |

**UPDATES**

- Planning studies for conversion to industrial park are complete.  
- Located two miles from Interstate 90  
- Adjacent to Norfolk Southern main rail line.

**ISSUES**

- Site is former Angola Airport.  
- Needs infrastructure to be available for industrial park use.  
- Existing runway will be main access road.  
- Current configuration is limited for acreage.  
- Large fire flows are an issue. Solutions have been reviewed.
Evans Industrial Park: The Verizon central office is approximately 2 miles away to the south west of the site. The calling number NPA NXX’s are 716-549. The site is in the ANGLNYAO wire center.

Telecom Infrastructure Near Site

- **Verizon** is the Incumbent Local Exchange Carrier (ILEC). Verizon has aerial fiber running past the site to the south on Eden Evans Center Rd. The fiber turns south on Delamater Rd. It follows Delamater Rd. to Mill St. There is also ILEC fiber present on Highway 5, also known as Erie Rd.

- **Spectrum** is the local CATV provider. They have aerial fiber present to the south of the site on Eden Evans Center Rd. The fiber runs to the west and ends at Highway 5 or Erie Rd. It also runs to the east and turns on route 20, also known as Southwestern Blvd. It turns off route 20, heading north and turns to the west on Sturgeon Point Rd. Spectrum also has a considerable amount of cable coax on all of the roads where fiber is present.

- **Competitive Local Exchange Carrier’s** compete with the ILEC. There is CLEC fiber that runs aerially along Dalameter Rd.
**Fiber Availability/Services at Site**

Approximate distance to the nearest fiber infrastructure by owner is illustrated in the chart to the right. There are three fiber providers that are in close proximity to the site. Each of them could provide ready access to high bandwidth services.

<table>
<thead>
<tr>
<th>Fiber Owner</th>
<th>Distance from Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Verizon</td>
<td>.1 mile</td>
</tr>
<tr>
<td>Spectrum / TW</td>
<td>.1 mile</td>
</tr>
<tr>
<td>CLEC</td>
<td>.1 mile</td>
</tr>
</tbody>
</table>

**Fiber Diversity and Redundancy**

Service and infrastructure diversity - meaning more than one provider - can be achieved through multiple providers. Multiple providers have fiber going directly by the site. A combination of the providers could allow diverse fiber access in multiple directions. Infrastructure redundancy - meaning more than one route in and out - is attainable with each provider having fiber infrastructure on multiple sides of the site. While there is CLEC fiber on multiple sides of the site, it is unknown if it is one or multiple CLEC’s.

**Competitive Services**

Verizon services include DSL, T1, DS3, dedicated business Ethernet services from 3Mbps up to 1Gbps, MPLS, cloud services, web hosting, managed office, and business phone services.

Spectrum can provide dedicated fiber optic Internet - symmetrical download/upload, up to 60Mbps. As part of the merger with Time Warner, Spectrum has committed to system upgrades that will allow for up to 100 Mbps.

Having a CLEC nearby indicates that there are IP based services available, as well as, direct Internet access (DIA) and Layer 2 services including Ethernet. The presence of a CLEC makes it possible to negotiate dark fiber access.
**PROPERTY SUMMARY**

<table>
<thead>
<tr>
<th><strong>Address:</strong></th>
<th>Between Bedell Road and Long Road, Town of Grand Island</th>
</tr>
</thead>
</table>
| **Owner:**  | Acquest Development  
80 Curtwright Drive, Buffalo, NY  
14221  
http://www.acquestdevelopment.com  
(716) 204-3570 |
| **Site Description:** | Greenfield site immediately adjacent to I-190 for high visibility |
| **Utilities:** | Water – Town of Grand Island  
Sewer – Town of Grand Island  
Natural Gas – National Fuel Gas  
Electricity – National Grid  
Communication - Time Warner Cable - Verizon |

**SITE STATISTICS**

<table>
<thead>
<tr>
<th><strong>Status &amp; Type:</strong></th>
<th>Ready to Market/Show</th>
<th>Office/Flex/R&amp;D</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Acres:</strong></td>
<td>144 +/-</td>
<td></td>
</tr>
<tr>
<td><strong>Available Acres:</strong></td>
<td>144 +/-</td>
<td></td>
</tr>
<tr>
<td><strong>Largest Parcel Available:</strong></td>
<td>144 +/-</td>
<td></td>
</tr>
<tr>
<td><strong>Total Buildable Acres for Largest Parcel:</strong></td>
<td>100 +/-</td>
<td></td>
</tr>
<tr>
<td><strong>Special Designation:</strong></td>
<td>None</td>
<td></td>
</tr>
<tr>
<td><strong>Zoning:</strong></td>
<td>Industrial</td>
<td></td>
</tr>
<tr>
<td><strong>Building Design Standards:</strong></td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td><strong>Access Road:</strong></td>
<td>None in place, access available from Bedell Road and Long Road.</td>
<td></td>
</tr>
<tr>
<td><strong>Current Tenants:</strong></td>
<td>None</td>
<td></td>
</tr>
</tbody>
</table>

**UPDATES**

- Received Build Now NY grant for design and engineering.
- Engineering 90% complete.
- Wetland mitigation submitted to US Army Corps of Engineers.
- Construction cost estimates being prepared.

**ISSUES**

- Large elevation change in middle of site.
- Environmental constraints limit buildable acreage (wetlands).
- Infrastructure will have to be established at site.
- Developer has owned and marketed site for approximately 10 years.
- Heavy industrial and residential neighbors.
- High visibility site.
Grand Island Gateway Center: The Verizon central office is approximately 3 miles away to the southeast of the site. The calling number NPA NXX’s are (716) 773, (716) 774 & (716) 775 and is in the GDISNYGI wire center.

**Telecom Infrastructure Near Site**

- **Verizon** is the Incumbent Local Exchange Carrier (ILEC). There is fiber to the north of the site on Long Rd. There is also Verizon fiber present to the east of the site on Allenale Blvd., Bedell Rd. & Grand Island Blvd. Fiber is present to the south of the site on Whitehaven Rd.

- **Spectrum** is the local CATV provider. They have aerial fiber surrounding the site in all directions. They also have aerial fiber on Whitehaven Rd. Additional aerial fiber is also present on route 324 and some of the side roads to the south west of the site. Spectrum also has a considerable amount of cable coax on all of the roads where fiber is present and many of the neighboring side streets.
Fiber Availability/Services at Site
Approximate distance to the nearest fiber infrastructure by owner is illustrated in the chart to the right. There are two fiber providers that are in close proximity to the site. Each of them could provide ready access to high bandwidth services.

Fiber Diversity and Redundancy
Service and infrastructure diversity - meaning more than one provider - can be achieved through multiple providers via short lateral builds into the site property. Both providers appear to have fiber going directly to the site via the same entry point. A combination of the providers could allow diverse fiber access in multiple directions. Infrastructure redundancy - meaning more than one route in and out - is attainable with each provider having fiber infrastructure on multiple sides of the site.

Competitive Services
Verizon services include DSL, T1, DS3, dedicated business Ethernet services from 3Mbps up to 1Gbps, MPLS, cloud services, web hosting, managed office, and business phone services.

Spectrum can provide dedicated fiber optic Internet - symmetrical download/upload, up to 60Mbps. As part of the merger with Time Warner, Spectrum has committed to system upgrades that will allow for up to 100 Mbps.

<table>
<thead>
<tr>
<th>Fiber Owner</th>
<th>Distance from Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Verizon</td>
<td>.1 mile</td>
</tr>
<tr>
<td>Spectrum / TW</td>
<td>.1 mile</td>
</tr>
</tbody>
</table>
### PROPERTY SUMMARY

<table>
<thead>
<tr>
<th>Address</th>
<th>Town of Hamburg, NY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner</td>
<td>Town of Hamburg</td>
</tr>
<tr>
<td>Owner Contact</td>
<td>Mike Bartlett, Executive Director, Hamburg IDA</td>
</tr>
<tr>
<td>Address</td>
<td>6100 South Park Avenue, Hamburg, NY 14075</td>
</tr>
<tr>
<td>Phone</td>
<td>(716) 648-4145</td>
</tr>
<tr>
<td>Total Acres</td>
<td>136 +/-</td>
</tr>
<tr>
<td>Available Acres</td>
<td>68 +/-</td>
</tr>
<tr>
<td>Largest Parcel</td>
<td>68 +/-</td>
</tr>
<tr>
<td>Site Description</td>
<td>Open Greenfield site bounded by major industrial site to the north, rail lines to the east, major state artery (Route 5) to the west. Two miles from I-90. Rail service can be made available.</td>
</tr>
<tr>
<td>Zoning</td>
<td>Heavy Industrial</td>
</tr>
<tr>
<td>Building Design Standards</td>
<td>N/A</td>
</tr>
<tr>
<td>Utilities</td>
<td>Water – Erie County Water Authority</td>
</tr>
<tr>
<td></td>
<td>Sewer – Erie County Sewer District</td>
</tr>
<tr>
<td></td>
<td>Natural Gas – National Fuel Gas</td>
</tr>
<tr>
<td></td>
<td>Electricity – National Grid</td>
</tr>
<tr>
<td></td>
<td>Communication - Time Warner Cable - Verizon</td>
</tr>
</tbody>
</table>

### SITE STATISTICS

<table>
<thead>
<tr>
<th>Status &amp; Type</th>
<th>Ready to Market/Show</th>
<th>Industrial/Flex</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special Designation</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Total Acres</td>
<td>136 +/-</td>
<td></td>
</tr>
<tr>
<td>Available Acres</td>
<td>68 +/-</td>
<td></td>
</tr>
<tr>
<td>Largest Parcel Available</td>
<td>68 +/-</td>
<td></td>
</tr>
<tr>
<td>Total Buildable Acres for Largest Parcel</td>
<td>68 +/-</td>
<td></td>
</tr>
</tbody>
</table>

### UPDATES

- New Fed Ex Distribution facility to be completed in 2016.
- Prime Greenfield site of 100 +/- acres with excellent transportation linkages.
- Site needs design and infrastructure.
- SEQR review of site completed; negative declaration issued by the Town of Hamburg.
- NYSDOT has approved permit for new road entering/exiting from NYS Route 5.

### ISSUES

- A power line easement runs north-south through property at eastern edge.
- Existing residence—last remaining house from Bayview subdivision (former Bethlehem Steel Corporation community); full use of site may require acquisition of home.
- Phase I Environmental Study indicated site may contain lead remnants from former shooting range/hunting.
- Possible drainage issues on northwestern portion.
Lake Erie Commerce Center

The Hamburg Land Development Corporation features the Lake Erie Commerce Center. Located on Route 5 in Hamburg, this industrial park is a pre-permitted, high visibility, strategic regional location.

The Greenfield site is 2.5 miles from the New York State Thruway, 10 miles from the Peace Bridge Canadian Border, and 15 miles from the Buffalo-Niagara International Airport.

This plot of land can gain permitting and site planning approval within 45 to 80 days which includes parallel permitting and final site plan review. Construction Permits generally take 14 to 30 days to process. It is also possible to start building during the permit approval.

Parcels in the north and south areas are now available, please reference the site overview or contact the Hamburg Land Development Corporation.

Conveniently located just south of Buffalo at the intersection of Bayview Road and NYS Route 5, LAKE ERIE COMMERCE PARK is only minutes away from the Buffalo Niagara International Airport, any part of the metropolitan area, near to Western New York’s most attractive recreational facilities, and in close proximity to the USA/Canada border. The site is WNY’s only “pre-permitted” development parcel allowing immediate construction and fast track to market.

- Pre-approved: Pre-permitted site incentive designation
- Quick access to: Rt. 5, I-90 Thruway and border crossings
- Access to site from new road with a lighted intersection at Rt. 5 and Lake Erie Boulevard
- 10 minutes to downtown and Canada
- Zoning: M-3, build to suit
- Power: 115 KV, water and sewer available at road
- Parcels D and E can be subdivided

Overview of the LECC
About the Land Development Corporation
Business Assistance
Tax Incentives

The Hamburg Land Development Corporation works with the town and villages around the local area to construct new facilities and help existing business expansion. After meeting all the criteria established for all industrial development agencies in Erie County, you can apply for tax abatement programs to purchase or improve land, get new equipment, construct new facilities, or renovate older buildings.

You may also receive sales tax exemption, mortgage recording exemption, industrial revenue bonds, and property tax abatement.
Erie County
Lake Erie Commerce Center

Lake Erie Commerce Center: The Verizon central office is approximately 5.25 miles away to the north of the site. The calling number NPA NXX’s are 716-821, 824, 825, 826, 827 & 828. The site is in the BFLONYSP wire center.

**Telecom Infrastructure Near Site**

- **Verizon** is the Incumbent Local Exchange Carrier (ILEC). Verizon has aerial fiber running through the middle of the site on Bayview Rd. Verizon also has aerial fiber to the west of the site on E. Shore Rd., it takes a slight turn and continues on to Hoover Rd. There is ILEC fiber present to the south of the site on Big Tree Rd.

- **Spectrum** is the local CATV provider. They have aerial fiber present to the south of the site on Big Tree Rd. The fiber comes off Lake Shore Rd. and turns to the east on Big Tree Rd. Spectrum also fiber present to the east of the site on South Park Ave. Spectrum also has a considerable amount of cable coax on all of the roads where fiber is present and on some of the neighboring side streets.

- **Competitive Local Exchange Carrier’s** compete with the ILEC. There is CLEC fiber that runs to the east South Park Ave. The fiber turns and heads south west on Southwestern Blvd for approximately a mile before turning onto Howard Rd.
**Fiber Availability/Services at Site**

Approximate distance to the nearest fiber infrastructure by owner is illustrated in the chart to the right. There are three fiber providers that are in close proximity to the site. Each of them could provide ready access to high bandwidth services.

<table>
<thead>
<tr>
<th>Fiber Owner</th>
<th>Distance from Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Verizon</td>
<td>.1 mile</td>
</tr>
<tr>
<td>Spectrum / TW</td>
<td>.1 mile</td>
</tr>
<tr>
<td>CLEC</td>
<td>.1 mile</td>
</tr>
</tbody>
</table>

**Fiber Diversity and Redundancy**

Service and infrastructure diversity - meaning more than one provider - can be achieved through multiple providers. All of the providers have fiber going directly by the site. A combination of the providers could allow diverse fiber access in multiple directions. Infrastructure redundancy - meaning more than one route in and out - is attainable with each provider having fiber infrastructure on multiple sides of the site.

**Competitive Services**

Verizon services include DSL, T1, DS3, dedicated business Ethernet services from 3Mbps up to 1Gbps, MPLS, cloud services, web hosting, managed office, and business phone services.

Spectrum can provide dedicated fiber optic Internet - symmetrical download/upload, up to 60Mbps. As part of the merger with Time Warner, Spectrum has committed to system upgrades that will allow for up to 100 Mbps.

Having a CLEC nearby indicates that there are IP based services available, as well as, direct Internet access (DIA) and Layer 2 services including Ethernet. The presence of a CLEC makes it possible to negotiate dark fiber access.
# PROPERTY SUMMARY

**Address:** NYS Route 5, City of Lackawanna, NY

**Owner:** Tecumseh Redevelopment, Inc.  
Paul Werthman  c/o Benchmark EES  
2558 Hamburg Turnpike  
Lackawanna, NY 14218  
(716) 856-0599

**Site Description:** Former heavy industrial site. 90% of building and plant structures have been removed. All utilities are on site or at perimeter. Rail, trucking, and port access are available. Access is by major state artery, Route 5. New York State Thruway located within approximately 3 miles. 3,800 Linear foot deep water port adjacent to the site. Site eligible for NYS Brownfield cleanup program tax credits.

**Utilities:**
- Water – Erie County Water Authority
- Sewer – Erie County Sewer District
- Natural Gas – National Fuel Gas
- Electricity – National Grid
- Communication - Time Warner Cable - Verizon

**Zoning:** Light to heavy industrial; commercial

**Building Design Standards:** City zoning has restrictions along NYS Route 5.

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# SITE STATISTICS

**Status & Type:** In Process | Industrial/Flex

**Special Designation:** Empire Zone (portions of site)

**Total Acres:** 400 +/-

**Available Acres:** 325 +/-

**Largest Parcel Available:** 200 +/-

**Total Buildable Acres for Largest Parcel:** 187 +/-

**Access Road:** Major state artery, Route 5

**Current Tenants:** Welded Tube, CN Railway Lumberyard
<table>
<thead>
<tr>
<th>UPDATES</th>
<th>ISSUES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business Parks I, II, and III have been entered into NYS Brownfield Cleanup Program.</td>
<td>Rerouting of active rail line adjacent to Route 5 required.</td>
</tr>
<tr>
<td>Rail relocation design to be completed by December 2016.</td>
<td>Several large, vacant former steel production related facilities still exist on the property.</td>
</tr>
<tr>
<td>Rail relocation construction to start first quarter 2017.</td>
<td>Property conveys a heavy industrial image; could discourage non-industrial users from consideration.</td>
</tr>
<tr>
<td></td>
<td>$10-15 million of infrastructure improvements required for Phase I and II.</td>
</tr>
</tbody>
</table>
**Brownfield Site - Lackawanna, New York**

**Lakewinds Site**
Intersection of Route 5 and Ridge Road
Lackawanna, NY 14218

| PROPERTY SUMMARY: | • 400 acre parcel, formerly Bethlehem Steel located on the banks of Lake Erie
| | • 20mW wind power facility on site (see photo, above right) |
| ZONING & LAND USE: | • Zoned Industrial, Manufacturing |
| FOR: | • Negotiable: Sale or Lease |

**PROPERTY DETAILS:**
• Business Park Phases I, II, & III are already in the NYDEC Brownfields Cleanup Program (BCP) and an application for the Phase IA parcel is pending - All of these parcels are in the Environmental Zone and therefore eligible for 20% BCP tax credit for all remediation, site preparation (e.g. infrastructure and demolition) and redevelopment
• Only site of this size in WNY with grandfathered BCP tax credit

**UTILITIES:**
• Heavy power onsite
• Natural gas, sewer & water on site
• Eligible for low-cost hydropower

**TRANSPORTATION:**
• Rail served
• Adjacent to Fort of Buffalo
• 3.3 miles (about 8 min) to Interstate 90, 4.2 miles (about 3 min) to Interstate 190

**INCENTIVES:**
• Incentives available for development

**Contact:**
Chris Pawenski, Erie County
P: (716) 856-2850  F: (716) 856-7248
E: pawenski@erie.gov

For more information, visit www.buffaloniagararealestate.com

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**ERIE COUNTY BUSINESS PARK REPORT**
**MARK C. POLONCARZ, COUNTY EXECUTIVE**
**PAGE 52 OF 112**
Lakewinds Parcel: This site is located on NYS route 5, in the city of Lackawanna. The CO is approximately 3.5 miles away to the north east of the site. The site is in the

**Telecom Infrastructure Near Site**

- **Verizon** is the Incumbent Local Exchange Carrier (ILEC). Verizon has aerial fiber to the eastern border of the site on Route 5. There is also Verizon fiber present on many of the arterial roads leading into the neighboring residential areas, Wasson Ave., Steelawanna Ave., Van Wyck & Electric Ave. all have fiber present on them.

- **Spectrum** is the local CATV provider. They have aerial fiber to the east of the site on Lake Ave. They also have aerial fiber on S. Park Ave., Roland Ave. & Electric Ave. Additional aerial fiber is also present on Spruce St., Wilson St., Wilkesbarre St., Wilmuth Ave & Lehigh St. Spectrum also has a considerable amount of cable coax on all of the roads where fiber is present and many of the neighboring side streets.

- **A competitive local exchange carrier** has fiber on the eastern side of the site. Their fiber runs parallel with the railroad tracks for approximately 1.8 miles.
**Fiber Availability/Services at Site**

Approximate distance to the nearest fiber infrastructure by owner is illustrated in the chart to the right. There are three fiber providers that are in close proximity to the site. Each of them could provide ready access to high bandwidth services.

<table>
<thead>
<tr>
<th>Fiber Owner</th>
<th>Distance from Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Verizon</td>
<td>.1 mile</td>
</tr>
<tr>
<td>Spectrum / TW</td>
<td>.1 mile</td>
</tr>
<tr>
<td>CLEC</td>
<td>.5 mile</td>
</tr>
</tbody>
</table>

**Fiber Diversity and Redundancy**

Service and infrastructure diversity - meaning more than one provider - can be achieved through multiple providers via short lateral builds into the site property. A combination of the three providers could allow diverse fiber access in multiple directions. Infrastructure redundancy - meaning more than one route in and out - is attainable with each provider having fiber infrastructure on multiple sides of the site.

**Competitive Services**

Verizon services include DSL, T1, DS3, dedicated business Ethernet services from 3Mbps up to 1Gbps, MPLS, cloud services, web hosting, managed office, and business phone services.

Spectrum can provide dedicated fiber optic Internet - symmetrical download/upload, up to 60Mbps. As part of the merger with Time Warner, Spectrum has committed to system upgrades that will allow for up to 100 Mbps.

Having a CLEC nearby indicates that there are IP based services available, as well as, direct Internet access (DIA) and Layer 2 services including Ethernet. The presence of a CLEC makes it possible to negotiate dark fiber access.

This map product was prepared for Erie County, NY by ECC Technologies, Inc. (ECC). ECC has made substantial efforts to ensure the accuracy of location and labeling of information contained on this map. The information was gathered to the extent possible with all reasonable processes used to ensure accuracy available at the time of collection.
**PROPERTY SUMMARY**

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Address:</strong></td>
<td>Walden Avenue and Pavement Road, Town of Lancaster</td>
</tr>
<tr>
<td><strong>Status &amp; Type:</strong></td>
<td>Ready to build</td>
</tr>
<tr>
<td><strong>Owner:</strong></td>
<td>Lancaster Industrial Commerce Center 70 Rubino Ct, Williamsville, NY 14221 Contact the Town of Lancaster IDA at: (716) 683-1610 or <a href="mailto:lookatus@lancasterny.com">lookatus@lancasterny.com</a></td>
</tr>
<tr>
<td><strong>Total Acres:</strong></td>
<td>68 +/-</td>
</tr>
<tr>
<td><strong>Available Acres:</strong></td>
<td>11 +/-</td>
</tr>
<tr>
<td><strong>Largest Parcel Available:</strong></td>
<td>11 +/-</td>
</tr>
<tr>
<td><strong>Site Description:</strong></td>
<td>Greenfield site, infrastructure complete, manufacturing and distribution</td>
</tr>
<tr>
<td><strong>Zoning:</strong></td>
<td>Industrial</td>
</tr>
<tr>
<td><strong>Building Design Standards:</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Utilities:</strong></td>
<td>Water – Erie County Water Authority, Sewer – Erie County Sewer District, Natural Gas – National Fuel Gas, Electricity – National Grid, Communication - Time Warner Cable - Verizon - Level 3 Communication, Inc.</td>
</tr>
<tr>
<td><strong>Access Road:</strong></td>
<td>Lancaster Parkway</td>
</tr>
<tr>
<td><strong>Current Tenants:</strong></td>
<td>Suhor Industries Inc, Western New York Bics, Fonda Holding Group Inc, Gary Holland Sales, Vellano Brothers, Inc., Sameul, Son &amp; Co. Inc.; O’Connell Electric</td>
</tr>
</tbody>
</table>

**SITE STATISTICS**

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Special Designation:</strong></td>
<td>None</td>
</tr>
<tr>
<td><strong>Total Acres:</strong></td>
<td>68 +/-</td>
</tr>
<tr>
<td><strong>Available Acres:</strong></td>
<td>11 +/-</td>
</tr>
<tr>
<td><strong>Largest Parcel Available:</strong></td>
<td>11 +/-</td>
</tr>
<tr>
<td><strong>Total Buildable Acres for Largest Parcel:</strong></td>
<td>11 +/-</td>
</tr>
<tr>
<td><strong>Access Road:</strong></td>
<td>Lancaster Parkway</td>
</tr>
<tr>
<td><strong>Current Tenants:</strong></td>
<td>Suhor Industries Inc, Western New York Bics, Fonda Holding Group Inc, Gary Holland Sales, Vellano Brothers, Inc., Sameul, Son &amp; Co. Inc.; O’Connell Electric</td>
</tr>
</tbody>
</table>

**UPDATES**

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Infrastructure complete.</strong></td>
<td></td>
</tr>
</tbody>
</table>

**ISSUES**

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>None</strong></td>
<td></td>
</tr>
</tbody>
</table>
Lancaster Industrial Commerce Center: The Verizon central office is approximately 3.5 miles away to the south west of the site. The calling number NPA NXX’s are 716-651, 681, 683, 684 & 685, 686 & 706. The site is in the LNCSNYLC wire center.

**Telecom Infrastructure Near Site**

- **Verizon** is the Incumbent Local Exchange Carrier (ILEC). Verizon has aerial fiber to the south of the site on Walden Ave. The fiber heads south on Pavement Rd which is to the west of the site. There is also aerial Verizon fiber to the north west of the site on Pleasant View Dr.

- **Spectrum** is the local CATV provider. They have aerial fiber present to the north west of the site on Pleasant View Dr. The fiber heads south on Pavement Rd., where it runs directly by the site. It turns towards the east on Walden Ave and continues to Ransom Rd, also running parallel on Pavement Rd. Spectrum also has a considerable amount of cable coax on all of the roads where fiber is present.
Fiber Availability/Services at Site

Approximate distance to the nearest fiber infrastructure by owner is illustrated in the chart to the right. There are two fiber providers that are in close proximity to the site. Each of them could provide ready access to high bandwidth services.

Fiber Diversity and Redundancy

Service and infrastructure diversity - meaning more than one provider - can be achieved through multiple providers via short lateral builds into the site property. A combination of the providers could allow diverse fiber access in multiple directions. Infrastructure redundancy - meaning more than one route in and out - is attainable with each provider having fiber infrastructure on multiple sides of the site.

Competitive Services

Verizon services include DSL, T1, DS3, dedicated business Ethernet services from 3Mbps up to 1Gbps, MPLS, cloud services, web hosting, managed office, and business phone services.

Spectrum can provide dedicated fiber optic Internet - symmetrical download/upload, up to 60Mbps. As part of the merger with Time Warner, Spectrum has committed to system upgrades that will allow for up to 100 Mbps.
**PROPERTY SUMMARY**

<table>
<thead>
<tr>
<th><strong>Address:</strong></th>
<th>Near Campbell Boulevard and I-990 Town of Amherst</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Owner:</strong></td>
<td>Ciminelli Development Centerpointe Corp Park 350 Essjay Road Williamsville, NY 14221 (716) 631-8000 or <a href="http://www.ciminelli.com">www.ciminelli.com</a></td>
</tr>
<tr>
<td><strong>Site Description:</strong></td>
<td>Unknown</td>
</tr>
</tbody>
</table>
| **Utilities:** | - Water – Erie County Water Authority  
- Sewer – Town of Amherst  
- Natural Gas – National Fuel Gas  
- Electricity – National Grid  
- Communication - Time Warner Cable  
  - Verizon  
  - Fiber Technologies Networks, Inc.  
  - Level 3 Communication, Inc |

**SITE STATISTICS**

<table>
<thead>
<tr>
<th><strong>Status &amp; Type:</strong></th>
<th>In Process</th>
<th>Office/Flex/R&amp;D</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Special Designation:</strong></td>
<td>None</td>
<td></td>
</tr>
<tr>
<td><strong>Total Acres:</strong></td>
<td>324 +/-</td>
<td></td>
</tr>
<tr>
<td><strong>Available Acres:</strong></td>
<td>0 +/-</td>
<td></td>
</tr>
<tr>
<td><strong>Largest Parcel Available:</strong></td>
<td>0 +/-</td>
<td></td>
</tr>
<tr>
<td><strong>Total Buildable Acres for Largest Parcel:</strong></td>
<td>0 +/-</td>
<td></td>
</tr>
<tr>
<td><strong>Zoning:</strong></td>
<td>Mixed Use</td>
<td></td>
</tr>
<tr>
<td><strong>Building Design Standards:</strong></td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td><strong>Access Road:</strong></td>
<td>None in place, access available from Sweet Home Road, Dodge Road, North French Road</td>
<td></td>
</tr>
<tr>
<td><strong>Current Tenants:</strong></td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>UPDATES</td>
<td>ISSUES</td>
<td></td>
</tr>
<tr>
<td>----------------------------------------------</td>
<td>------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>• Site is reserved for residential and commercial development.</td>
<td>• Potential wetland issues may limit development potential (stream/wetland bisects site).</td>
<td></td>
</tr>
<tr>
<td>• SEQRA completed.</td>
<td>• Residential areas proximate to site are resisting site’s development.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Large wetland at northeastern end of site. Entire site is in the 500 year flood plain (will deter some users).</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• All available land assigned for residential and commercial development.</td>
<td></td>
</tr>
</tbody>
</table>
Muir Woods: The Verizon central office is approximately .5 miles away to the south east of the site. The calling number NPA NXX’s are (716) 264 & (716) 564. The site is in the AMHRNYMP wire center.

**Telecom Infrastructure Near Site**

- **Verizon** is the Incumbent Local Exchange Carrier (ILEC). Verizon has aerial fiber to the north of the site on N. French Rd. There is also fiber to the east of the on Campbell Blvd. Additional fiber is present to the south of the site on Brighton Rd. Verizon’s fiber presence continues on both the southern and western sides of the site. To the south, the fiber runs along Dodge Rd. and to the west it is on Sweet Home Rd.

- **Spectrum** is the local CATV provider. Spectrum has aerial fiber to the north of the site on N. French Rd., the fiber is present at the intersection of Sweet Home Rd and Campbell Blvd. but appears to connect to coax that replaced the fiber. There is also fiber to the east of the on Campbell Blvd. Additional fiber is present to the south of the site on Brighton Rd. Spectrum’s fiber presence continues on both the southern and western sides of the site. To the south, the fiber runs along Dodge Rd. and to the west it is on Sweet Home Rd.

- **Competitive Local Exchange Carrier’s** compete with the ILEC. There is CLEC fiber that runs along the north side of the site on N. French Rd. There is additional CLEC fiber that along Sweet Home Rd., Dodge Rd. & along Campbell Rd.
Fiber Availability/Services at Site

Approximate distance to the nearest fiber infrastructure by owner is illustrated in the chart to the right. There are three fiber providers that are in close proximity to the site. Each of them could provide ready access to high bandwidth services.

Fiber Diversity and Redundancy

Service and infrastructure diversity - meaning more than one provider - can be achieved through multiple providers via short lateral builds into the site property. All of the providers appear to have fiber going directly by the site. A combination of the providers could allow diverse fiber access in multiple directions. Infrastructure redundancy - meaning more than one route in and out - is attainable with each provider having fiber infrastructure on multiple sides of the site.

Competitive Services

Verizon services include DSL, T1, DS3, dedicated business Ethernet services from 3Mbps up to 1Gbps, MPLS, cloud services, web hosting, managed office, and business phone services.

Spectrum can provide dedicated fiber optic Internet - symmetrical download/upload, up to 60Mbps. As part of the merger with Time Warner, Spectrum has committed to system upgrades that will allow for up to 100 Mbps.

Having a CLEC nearby indicates that there are IP based services available, as well as, direct Internet access (DIA) and Layer 2 services including Ethernet. The presence of a CLEC makes it possible to negotiate dark fiber access.
### PROPERTY SUMMARY

**Address:** Union Road & Aurora Expressway (Route 400) Town of West Seneca, NY

**Status & Type:** Ready to Market/Show | Industrial/Flex

**Special Designation:** Shovel-Ready Site Certification Status

**Owner:** The Allied Group  
[www.northamericacenter.com](http://www.northamericacenter.com)  
(716) 894-4400

**Total Acres:** 475 +/-  
**Available Acres:** 205 +/-  
**Largest Parcel Available:** 60 +/-  
**Total Buildable Acres for Largest Parcel:** 60 +/-

**Site Description:** Certified shovel-ready site centrally located in West Seneca, with immediate access to Route 400

**Zoning:** Commercial/Industrial

**Building Design Standards:** N/A

**Utilities:**  
- Water – Erie County Water Authority  
- Sewer – Erie County Sewer District  
- Natural Gas – National Fuel Gas  
- Electricity – National Grid  
- Communication - Time Warner Cable  
  - Verizon  
  - Fiber Technologies, Inc.

**Access Road:** Union Road

**Current Tenants:** Atlas Cold Storage, Certo Brothers, Excel Precision, Upstate Farms, McKesson, Omnicare, Visteon, Transportation and Consolidation Services, Inc, Kaz Companies

### SITE STATISTICS

- **Status & Type:** Ready to Market/Show | Industrial/Flex
- **Special Designation:** Shovel-Ready Site Certification Status
- **Total Acres:** 475 +/-  
- **Available Acres:** 205 +/-  
- **Largest Parcel Available:** 60 +/-  
- **Total Buildable Acres for Largest Parcel:** 60 +/-
- **Zoning:** Commercial/Industrial
- **Building Design Standards:** N/A
- **Access Road:** Union Road
- **Current Tenants:** Atlas Cold Storage, Certo Brothers, Excel Precision, Upstate Farms, McKesson, Omnicare, Visteon, Transportation and Consolidation Services, Inc, Kaz Companies

### UPDATES

- Awarded NYS Shovel-Ready Site Certification Status.
- Wetlands and floodplains have been fully delineated during environmental studies. Drainage system including retention ponds exist on site.
- 13-acre development on main entry road off of Union Road will help upgrade park image. Site work is completed and building # 1 on 13-acre site is in place.

### ISSUES

- Proximity to residential areas and wetland concerns may be the only significant tradeoffs.
- Park may not connote the right image for information technology users (e.g. prevalence of large box distribution tenants).
- As new tenants are attracted, a second access road may be required.
North America Center is located within the Town of West Seneca which is a primary suburb contiguous to the City of Buffalo, New York and geographically central within Erie County.

- Centrally located in metropolitan Buffalo at the intersection of Union Road (Rte. 277) and the 400 Expressway.

- 15 minutes from the Peace Bridge to Canada, 30 minutes from Niagara County bridges to Canada, and 10 minutes to Buffalo Niagara International Airport.

- An eight hour drive from markets serving 80 million people: 50% of U.S. GNP and 60% of Canadian GNP.

- Immediate access to Rte. 400 and all major regional arteries: I-190, I-90 East and West, Rte. 219, etc.

- Located in the Town of West Seneca near shopping, restaurants, banking and other consumer-oriented services.

- An identifiable location with outstanding exposure to the 400 Expressway.

- Approximate distance to:
  - New York City—445 mi.
  - Boston—447 mi.
  - Chicago—527 mi.
  - Toronto—100 mi.

- If you would like driving directions, use this link to [MAPWEST] with the following address:
  - 5000 North America Drive
  - West Seneca, NY 14224
There are two methods for displaying lot information. Place the mouse pointer over a particular lot and a tooltip will be displayed with some information. Alternately, click on a lot and available information will be displayed in a new window.

To qualitatively select a lot, make selections on any or all of the following criteria:

- **Available Lot**
- **Developed Lot**
- **Selected Lot**
- **Water Detention System**

Proposed Building size:
- Any

or Required Lot Acreage:
- Any

Search Lots
What Makes NAC Better?

Ranked #1 in Western New York
as determined by a leading
international site selection firm team

North America Center was ranked as the top Western New York Industrial park for state-of-the-art, high tech manufacturing.

► Affordability
“Shovel-ready” sites are available starting at $40,000 per acre.

► Value
As a result of the park’s storm water management system, a greater percentage of land can be developed for productive use (i.e. no on-site detention ponds).

► Timing
Through a special zoning overlay with the Town of West Seneca, most projects can be approved in 30 days or less without requirement for a public hearing.

► Environmental
A complete Environmental Impact Statement (under SEQR) was completed for the entire park thereby eliminating the requirement for a full E.I.S. for individual projects.

► Flexibility
YOU decide whether to “own” or “lease” your proposed facility.

► Central Location
Strategically located between the northern and southern suburbs of Western New York; hence, a short commute from wherever you live.
North America Center

Latest News

June 18, 2004

North America Center Wins Shovel-Ready Certification Status

Within the Buffalo-Niagara Region, North America Center serves as an ideal central location for forward thinking manufacturers and distributors seeking to improve their operational efficiency.

As a high-quality business park, North America Center was engineered for efficient use of land resources. The expeditious municipal approval and permitting process is the fastest in the region and substantially reduces the critical time required to bring a project on-line.

The park’s developers are able to provide a customized development package which can include one or all of the following:

- Pre-Planning, including budgets, preliminary design and incentive procurement.
- Coordination of municipal approval process and permitting.
- Construction services ranging from Design-Build to Construction Management.
- Turnkey sale or build-to-suit lease.

Occupants and businesses currently within the park include Atlas Cold Storage, Sonwil, Rich Products, McKesson Corp., Allied Systems, etc.

some current occupants: Atlas Cold Storage  Sonwil  McKesson Corp  Allied Systems
North America Dr: The Verizon central office is approximately 2.25 miles away to the south west of the site. The calling number NPA NXX’s are 716-684, 675 & 677. The site is in the WSNCNYUN wire center.

**Telecom Infrastructure Near Site**

- **Verizon** is the Incumbent Local Exchange Carrier (ILEC). Verizon has aerial fiber to the west of the site on Union Rd. The fiber turns on Commerce Parkway and appears to head directly into the complex. There is also Verizon fiber to the south of the site on E. Center Rd, to the east of the site on Lein Rd and to the north of the site on Seneca Creek Rd.

- **Spectrum** is the local CATV provider. They have aerial fiber present to the north of the site on Seneca Creek Rd, the fiber heads south on Union Rd and appears to end at the beginning of Commerce Pkwy. Spectrum has additional fiber to the east of the site on Lein Rd and to the south of the site on E. Center Rd. Spectrum also has a considerable amount of cable coax on all of the roads where fiber is present and on some of the neighboring side streets.

- **Competitive Local Exchange Carrier’s** compete with the ILEC. There is CLEC fiber that runs to the west of the site on Union Rd. The fiber turns east on Commerce Parkway and appears to head directly into the complex.
Fiber Availability/Services at Site

Approximate distance to the nearest fiber infrastructure by owner is illustrated in the chart to the right. There are two fiber providers that are in close proximity to the site. Each of them could provide ready access to high bandwidth services.

Fiber Diversity and Redundancy

Service and infrastructure diversity - meaning more than one provider - can be achieved through multiple providers via short lateral builds into the site property. Two of the providers appear to have fiber going directly to the site via the same entry point. A combination of the providers could allow diverse fiber access in multiple directions. Infrastructure redundancy - meaning more than one route in and out - is attainable with each provider having fiber infrastructure on multiple sides of the site.

Competitive Services

Verizon services include DSL, T1, DS3, dedicated business Ethernet services from 3Mbps up to 1Gbps, MPLS, cloud services, web hosting, managed office, and business phone services.

Spectrum can provide dedicated fiber optic Internet - symmetrical download/upload, up to 60Mbps. As part of the merger with Time Warner, Spectrum has committed to system upgrades that will allow for up to 100 Mbps.

Having a CLEC nearby indicates that there are IP based services available, as well as, direct Internet access (DIA) and Layer 2 services including Ethernet. The presence of a CLEC makes it possible to negotiate dark fiber access.

<table>
<thead>
<tr>
<th>Fiber Owner</th>
<th>Distance from Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Verizon</td>
<td>.1 mile</td>
</tr>
<tr>
<td>Spectrum / TW</td>
<td>.1 mile</td>
</tr>
<tr>
<td>CLEC</td>
<td>.1 mile</td>
</tr>
</tbody>
</table>
### PROPERTY SUMMARY

**Address:** I-290, Town of Tonawanda

**Owner:** Town of Tonawanda  
James Hartz, Tonawanda Development  
(716) 871-8847

**Site Description:** Relatively flat vacant greenfield site located immediately adjacent to I-290 with very high visibility to interstate.

**Utilities:**
- Water – Town of Tonawanda
- Sewer – Town of Tonawanda
- Natural Gas – National Fuel Gas
- Electricity – National Grid
- Communication - Time Warner Cable  
  - Fiber Technologies, Inc.

### SITE STATISTICS

**Status & Type:** Ready to Market/Show | Industrial/Flex

**Special Designation:** Empire Zone

**Total Acres:** 108.5 +/-
**Available Acres:** 29 +/-
**Largest Parcel Available:** 10 +/-
**Total Buildable Acres for Largest Parcel:** 10 +/-

**Zoning:** Light Industrial

**Building Design Standards:** N/A

**Access Road:** Designed

**Current Tenants:** First Source, MJ Mechanical and Unifrax

### UPDATES

- Town of Tonawanda received Build Now NY funds, preliminary engineering has been completed.
- SEQR reviews completed, with Generic Environmental Impact Statement completed and accepted by Town. Final Negative Declaration issued July 2009.
- All roads and utilities are installed.

### ISSUES

- High visibility site for Youngman Expressway (I-290).
Tonawanda, New York

Conveniently located
- 10 minutes to Niagara Falls International Airport
- 20 minutes to Buffalo-Niagara International Airport
- 15 minutes to downtown Buffalo
- 18 minutes to Peace Bridge
- 23 minutes to Rainbow Bridge
- 22 minutes to Queenston-Lewiston Bridge

Contact
Town of Tonawanda Development Corporation
169 Sheridan-Parkside Drive, Room 120
Tonawanda, NY 14150
(716) 871-8847
jhartz@tonawanda.ny.us
tonawanda.com
North Youngman Center: The Verizon central office is approximately 2.5 miles away to the north east of the site. The calling number NPA NXX’s are (716) 620, 623, 629, 690, 692, 693, 694, 695, 696, 743, 744 & 807. The site is in the TNWNNYTW wire center.

Telecom Infrastructure Near Site

- **Verizon** is the Incumbent Local Exchange Carrier (ILEC). Verizon has aerial fiber to east of the site on Military Rd. There is also Verizon fiber on the south west of the site on 2 Mile Creek Rd. Additional fiber is present to the south of the site on Ensminger Rd. and on route 290.

- **Spectrum** is the local CATV provider. They have aerial fiber present to the west of the site on 2 Mile Creek Rd. and Fire Tower Rd. There is also fiber to the east of the site on Military Rd. In addition, there is a significant amount of fiber on all of the major arterial roads and side roads around the site. Spectrum also has a considerable amount of cable coax in the area. COAX is present on many of the roads where fiber is present and also on the neighboring side streets.

- **Competitive Local Exchange Carrier**’s compete with the ILEC. There is CLEC fiber that runs along the southern border of the site on route 290. There is additional CLEC fiber to the east of the site on Military Rd. The fiber initially follows 290 and then branches off onto the larger roadways.
Fiber Availability/Services at Site

Approximate distance to the nearest fiber infrastructure by owner is illustrated in the chart to the right. There are three fiber providers that are in close proximity to the site. Each of them could provide ready access to high bandwidth services.

Fiber Diversity and Redundancy

Service and infrastructure diversity - meaning more than one provider - can be achieved through multiple providers via short lateral builds into the site property. All of the providers appear to have fiber going directly by the site, although the entry point, if one exists, was not readily apparent and may be underground. A combination of the providers could allow diverse fiber access in multiple directions. Infrastructure redundancy - meaning more than one route in and out - is attainable with each provider having fiber infrastructure on multiple sides of the site.

Competitive Services

Verizon services include DSL, T1, DS3, dedicated business Ethernet services from 3Mbps up to 1Gbps, MPLS, cloud services, web hosting, managed office, and business phone services.

Spectrum can provide dedicated fiber optic Internet - symmetrical download/upload, up to 60Mbps. As part of the merger with Time Warner, Spectrum has committed to system upgrades that will allow for up to 100 Mbps.

Having a CLEC nearby indicates that there are IP based services available, as well as, direct Internet access (DIA) and Layer 2 services including Ethernet. The presence of a CLEC makes it possible to negotiate dark fiber access.
### PROPERTY SUMMARY

<table>
<thead>
<tr>
<th>Address: Route 20A, Town of Orchard Park</th>
<th>Status &amp; Type: Ready to Market/Show</th>
<th>Office/Flex/R&amp;D</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner: Krog Development, Peter Krog</td>
<td>Special Designation: None</td>
<td></td>
</tr>
<tr>
<td>4 Centre Drive, Orchard Park, NY 14217</td>
<td>Total Acres: 177 +/-</td>
<td></td>
</tr>
<tr>
<td>(716) 667-1234</td>
<td>Available Acres: 29 +/-</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Largest Parcel Available: 16 +/-</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total Buildable Acres for Largest Parcel: 12 +/-</td>
<td></td>
</tr>
<tr>
<td>Site Description: A research and industrial park located in a wooded setting at the Route 20A interchange with US Route 219.</td>
<td>Zoning: Light Industrial</td>
<td></td>
</tr>
<tr>
<td>Utilities:</td>
<td>Building Design Standards: Yes</td>
<td></td>
</tr>
<tr>
<td>- Water – Erie County Water Authority</td>
<td>Access Road: Route 20A</td>
<td></td>
</tr>
<tr>
<td>- Natural Gas – National Fuel Gas</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Electricity – National Grid</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Communication - Time Warner Cable</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Verizon</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Fiber Technologies Networks, Inc.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Level 3 Communications, Inc.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### SITE STATISTICS

|                                                                   | Property has design covenants that require buildings to portray class A image. |
|                                                                  | Rolling topography throughout the park could translate into extra site development costs. |

### UPDATES

- None.
Quaker Center: The Verizon central office is approximately 1.25 miles away to the east of the site. The calling number NPA NXX’s are 716-662 & 716-667. The site is in the ORPKNYS wire center.

**Telecom Infrastructure Near Site**

- **Verizon** is the Incumbent Local Exchange Carrier (ILEC). Verizon has aerial fiber running to the west of the site on California Rd. The fiber turns to the east and runs by the south side of the site on Big Tree Rd. Verizon also has aerial fiber to the north of the site on Ellis Rd, the fiber turns north on Taylor Rd.

- **Spectrum** is the local CATV provider. They have aerial fiber present to the west of the site on California Rd. The fiber turns to the east on Big Tree Rd which is to the south of the site. To the north of the site Spectrum also fiber present Ellis Rd. Spectrum also has a considerable amount of cable coax on all of the roads where fiber is present and on some of the neighboring side streets.

- **Competitive Local Exchange Carrier’s** compete with the ILEC. There is CLEC fiber that runs to the west of the site on California Rd. There is also CLEC fiber to the south of the site on Big Tree Rd. To the north of the site, there is CLEC fiber that comes off of Webster Rd. The fiber heads south on Taylor Rd. & intersects additional CLEC fiber on W. Quaker St.
Fiber Availability/Services at Site

Approximate distance to the nearest fiber infrastructure by owner is illustrated in the chart to the right. There are at least three fiber providers that are in close proximity to the site. Each of them could provide ready access to high bandwidth services.

<table>
<thead>
<tr>
<th>Fiber Owner</th>
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<tr>
<td>Spectrum / TW</td>
<td>.1 mile</td>
</tr>
<tr>
<td>CLEC</td>
<td>.1 mile</td>
</tr>
</tbody>
</table>

Fiber Diversity and Redundancy

Service and infrastructure diversity - meaning more than one provider - can be achieved through multiple providers. Three or more providers have fiber going directly by the site and may already have diverse entrances established. A combination of the providers could allow diverse fiber access in multiple directions. Infrastructure redundancy - meaning more than one route in and out - is attainable with each provider having fiber infrastructure on multiple sides of the site. While there is CLEC fiber on multiple sides of the site, it is unknown if it one or multiple CLEC’s.

Competitive Services

Verizon services include DSL, T1, DS3, dedicated business Ethernet services from 3Mbps up to 1Gbps, MPLS, cloud services, web hosting, managed office, and business phone services.

Spectrum can provide dedicated fiber optic Internet - symmetrical download/upload, up to 60Mbps. As part of the merger with Time Warner, Spectrum has committed to system upgrades that will allow for up to 100 Mbps.

Having a CLEC nearby indicates that there are IP based services available, as well as, direct Internet access (DIA) and Layer 2 services including Ethernet. The presence of a CLEC makes it possible to negotiate dark fiber access.
## PROPERTY SUMMARY

**Address:** Jeffrey Boulevard, Town of Hamburg

**Owner:** Ravenwood Associates
Contact: Hamburg Industrial Development Agency
Michael Bartlett, Executive Director
6100 South Park Avenue, Hamburg, NY 14075 (716) 648-4145

**Site Description:** Greenfield site is a 140-acre park with views of the Buffalo skyline and waterfront. Provides easy access to NYS Thruway system.

**Utilities:**
- Water – Erie County Water Authority
- Sewer – Erie County Sewer District No. 2
- Natural Gas – National Fuel Gas
- Electricity – NYS Electric & Gas
- Communication - Time Warner Cable
  - Verizon
  - Level 3 Communications, Inc.

## SITE STATISTICS

**Status & Type:** Ready to Market/Show | Industrial/Flex

**Special Designation:** None

**Total Acres:** 116 +/-
**Available Acres:** 39 +/-
**Largest Parcel Available:** 20 +/-
**Total Buildable Acres for Largest Parcel:** 8 +/-

**Zoning:** Light Industrial

**Building Design Standards:** Per Ravenwood Park North Architectural Committee

**Access Road:** Jeffrey Boulevard

**Current Tenants:** BFG Manufacturing, Switzer, Gateway Printing and Graphics, K-Technologies, Iovate Health Science, Norfolk Southern, Kuehne + Nagel

## UPDATES

- Approximately 20 acres are left for development.

## ISSUES

- Local gun club’s presence adjacent to park and slightly sloping topography are the primary trade-offs.
Ravenwood Park North: The Verizon central office is approximately 6 miles away to the north of the site. The calling number NPA NXX’s are 716-821,824,825,826,827 & 828. The site is in the BFLONYSP wire center.

**Telecom Infrastructure Near Site**

- **Verizon** is the Incumbent Local Exchange Carrier (ILEC). Verizon has aerial fiber running to the west of the site on route 5. The fiber turns to the east on Bayview Rd and runs by the south side of the site. It turns north on Jeffrey Rd. Verizon also has fiber to the north of the site on Maple Ave. The fiber heads south on Jeffrey Rd and also on South Park Ave. Verizon also has aerial fiber on some of the side streets around the site.

- **Spectrum** is the local CATV provider. They have aerial fiber present to the south of the site Big Tree Rd. It intersects fiber that comes from the south east of the site on Bayview Rd. The fiber on Bayview Rd, turns north on Jeffrey Rd. There is also cable fiber to the east of the site on South Park Ave. There is also cable fiber present to the north of the site on Jeffrey Rd. Spectrum also has a considerable amount of cable coax on all of the roads where fiber is present and on most of the neighboring side streets.

- **Competitive Local Exchange Carrier’s** compete with the ILEC. There is CLEC fiber that runs to the west of the site along train tracks. The fiber runs for several miles. There is also CLEC fiber to the east of the site on South Park Ave.
Fiber Availability/Services at Site

Approximate distance to the nearest fiber infrastructure by owner is illustrated in the chart to the right. There are three fiber providers that are in close proximity to the site. Each of them could provide ready access to high bandwidth services.

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<td>.5 mile</td>
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Fiber Diversity and Redundancy

Service and infrastructure diversity - meaning more than one provider - can be achieved through multiple providers. Two providers have fiber going directly by the site and may already have diverse entrances established. A combination of the providers could allow diverse fiber access in multiple directions. Infrastructure redundancy - meaning more than one route in and out - is attainable with each provider having fiber infrastructure on multiple sides of the site. While there is CLEC fiber on multiple sides of the site, it is unknown if it one or multiple CLEC’s.

Competitive Services

Verizon services include DSL, T1, DS3, dedicated business Ethernet services from 3Mbps up to 1Gbps, MPLS, cloud services, web hosting, managed office, and business phone services.

Spectrum can provide dedicated fiber optic Internet - symmetrical download/upload, up to 60Mbps. As part of the merger with Time Warner, Spectrum has committed to system upgrades that will allow for up to 100 Mbps.

Having a CLEC nearby indicates that there are IP based services available, as well as, direct Internet access (DIA) and Layer 2 services including Ethernet. The presence of a CLEC makes it possible to negotiate dark fiber access.
## PROPERTY SUMMARY

**Address:** South Park Avenue at the Buffalo River, City of Buffalo

**Owner:** SUNY Polytechnic Institute (NYS)

**Site Description:** Former steel plant has been cleared and has undergone remediation. Initial planning as part of City of Buffalo South Buffalo Brownfield Opportunity Area (BOA).

## SITE STATISTICS

**Status & Type:** In Process | Industrial/Flex/Commercial

**Special Designation:** Renewal Community

**Total Acres:** 241 +/-

**Available Acres:** 80 +/-

**Largest Parcel Available:** 80 +/-

**Total Buildable Acres for Largest Parcel:** 75.5 +/-

**Zoning:** Site Development Planning underway

**Building Design Standards:** Site Development Planning underway

**Utilities:**
- Water – City of Buffalo
- Sewer – Buffalo Sewer Authority
- Natural Gas – National Fuel Gas
- Electricity – National Grid
- Communication - Time Warner Cable
  - Verizon

**Access Road:** South park Avenue and Tifft Street

**Current Tenants:** Solar City, Parks

## UPDATES

**NYS/Solar City**

## ISSUES

- Additional infrastructure needed to service entire property.
- Site divided by narrow parcel owned by Norfolk Southern Railroad.
Riverbend Commerce Park: The property is on South Park Ave. at the Buffalo River in the City of Buffalo. The CO is approximately .05 miles away to the south east of the site. The site is in the BFLONYSP wire center.

**Telecom Infrastructure Near Site**

- **Verizon** is the Incumbent Local Exchange Carrier (ILEC). Verizon has aerial fiber to the north east of the site on Elk St. They also have aerial fiber on the south west side of the site on Katherine St. and Smith St.

- **Spectrum** is the local CATV provider. They have aerial fiber to the west of the site on Katherine St. They also have aerial fiber to the north of the site on Fulton St. & Elk St. Spectrum also has aerial fiber to the south east of the site. That fiber runs along Hopkins St, Garvey Ave. Spectrum also has a considerable amount of cable coax on all of the roads where fiber is present and many of the neighboring side streets.

- **Competitive Local Exchange Carrier’s** compete with the ILEC. There is CLEC fiber that comes in from the north west of the site. The fiber initially follows 190 and then picks up the railroad tracks, running parallel to the railroad tracks. There is also aerial CLEC fiber to the north of the site along Quinn St., Lee St., & Smith St. There is additional aerial CLEC fiber along Good Ave & Durant St.
Fiber Availability/Services at Site

Approximate distance to the nearest fiber infrastructure by owner is illustrated in the chart to the right. There are three fiber providers that are in close proximity to the site. Each of them could provide ready access to high bandwidth services.

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<tr>
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Fiber Diversity and Redundancy

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Competitive Services

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Spectrum can provide dedicated fiber optic Internet - symmetrical download/upload, up to 60Mbps. As part of the merger with Time Warner, Spectrum has committed to system upgrades that will allow for up to 100 Mbps.

Having a CLEC nearby indicates that there are IP based services available, as well as, direct Internet access (DIA) and Layer 2 services including Ethernet. The presence of a CLEC makes it possible to negotiate dark fiber access.

This map product was prepared for Erie County, NY by ECC Technologies, Inc. (ECC). ECC has made substantial efforts to ensure the accuracy of location and labeling of information contained on this map. The information was gathered to the extent possible with all reasonable processes used to ensure accuracy available at the time of collection.
<table>
<thead>
<tr>
<th>PROPERTY SUMMARY</th>
<th>SITE STATISTICS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Address:</strong> River Road, Town of Tonawanda</td>
<td><strong>Status &amp; Type:</strong> Ready to build</td>
</tr>
<tr>
<td><strong>Owner:</strong> TM Montante Development</td>
<td><strong>Special Designation:</strong></td>
</tr>
<tr>
<td>2760 Kenmore Avenue</td>
<td></td>
</tr>
<tr>
<td>Tonawanda, NY 14150</td>
<td></td>
</tr>
<tr>
<td>(716) 876-8899</td>
<td><strong>Total Acres:</strong> 212 +/-</td>
</tr>
<tr>
<td></td>
<td><strong>Available Acres:</strong> 176 +/-</td>
</tr>
<tr>
<td></td>
<td><strong>Largest Parcel Available:</strong> 61 +/-</td>
</tr>
<tr>
<td><strong>Site Description:</strong> River Road overlooking the Niagara River, one mile from I-190</td>
<td><strong>Total Buildable Acres for Largest Parcel:</strong> 45 +/-</td>
</tr>
<tr>
<td><strong>Utilities:</strong></td>
<td><strong>Zoning:</strong> Light Manufacturing in rear of parcel, Office overlooking river.</td>
</tr>
<tr>
<td>- Water – Erie County Water Authority</td>
<td><strong>Building Design Standards:</strong> N/A</td>
</tr>
<tr>
<td>- Sewer – Town of Tonawanda Sewer Dept.</td>
<td><strong>Access Road:</strong> River Road, Internal access road (Riverwalk Parkway) constructed.</td>
</tr>
<tr>
<td>- Natural Gas – National Fuel Gas</td>
<td><strong>Current Tenants:</strong> ADT, CSX, Fed Ex, Unifrax, Metal Mart International, Sherex Fastening</td>
</tr>
<tr>
<td>- Electricity – National Grid</td>
<td></td>
</tr>
<tr>
<td>- Communication - Time Warner Cable</td>
<td>- Phase II Access Road</td>
</tr>
<tr>
<td>- Verizon</td>
<td>- Secondary outlet to Two Mile Creek Road</td>
</tr>
<tr>
<td>- Level 3 Communications, Inc.</td>
<td></td>
</tr>
</tbody>
</table>

**UPDATES**
- Access Road constructed to open up front half of site.
- Three buildings constructed.
- Prime site for photovoltaic manufacturer.

**ISSUES**
- The following infrastructure improvements would be beneficial:
  - Phase II Access Road
  - Secondary outlet to Two Mile Creek Road
TM Montante Development LLC presents Riverview Solar Technology Park ("Riverview") as New York’s first Solar Ready commerce park. As a Solar Ready designated site, Riverview possesses extensive capital and operating expense reduction mechanisms, a robust supply chain within 20 miles of the park and an ample incentive program available only to companies locating at Riverview.

Riverview, overlooking the Niagara River, is the ideal site for solar industry companies expanding their operations in the United States. The park is ideally suited to accommodate a wide range of solar company operations, including:

- Research & Development
- Sales & Distribution
- Technical Service Operations
- Assembly and Module Manufacturing
- Solar Farm Host Site
New York State’s First “Solar Ready” Technology Park Attribute Legend:

- Reduced Capital Expenses
- Reduced Operating Expenses
- Speed to Execute
- Supply Chain Advantage

Riverview Solar Technology Park

Park Overview

DEVELOPER: TM Montante Development
LOCATION: Town of Tonawanda, New York
PARK OPENED: 2007
INCENTIVES: Empire Zone, USDA, NYSERDA, ECIDA
BUILDING TYPES: Office, R&D, Manufacturing & Distribution
BUILDING SIZES: 5,600 to 104,000 SF (Existing) 10,000 to 500,000 SF (Proposed)
LOT SIZES: 3 to 100 acre sites available
PARK ACCESS: 1 Mile to I-90 & I-290. Three border crossings within 15 miles. Within 15 miles of 2 international airports
RAIL: On-site
ZONING: Broad Spectrum of uses including: Manufacturing, Industrial, and Office
MASTERPLAN:
Pre-Approvals: shovel-ready - BuildNowNY / NYSERDA Approved
Park Dimensions: Length: 4,618 Feet / Width: 2,072 Feet
Total Acreage: 200 Acres
UTILITY PROVIDERS:
Water: Town - 12" Water Main
Sewers: Town - 12" Sewer Line
Natural Gas: National Fuel
Electricity: National Grid
Telephones: Verizon/Times Warner
Broadband: Multiple Fiber Optic Providers
“Solar Ready” Business Park:

- Critical raw materials (including solar grade silicon) within 15 miles
- Low-cost hydropower (clean power)
- Valuable financial incentives (grants, tax reductions)
- Existing utility infrastructure
- Port, air and rail access
- Strong political support for renewable energy businesses
- Shovel-ready certified
- Available low cost, high quality labor
- Excellent solar insolation with minimal shading

Shovel Ready Certified

Riverview received the prestigious designation of being 1 of only 5 other commerce parks throughout the entire state that is both New York State Shovel Ready Certified and located within an Empire Zone. Having Riverview certified as a “Shovel Ready Site” means that TMMontante Development has worked proactively with the State to address all major permitting issues. This advance work creates a site where construction can begin rapidly providing valuable savings to the business.

Features and Benefits

Logistics

Buffalo Niagara is in the center of a key international market. The region’s superb logistical infrastructure was recently recognized by Expansion Management magazine. Buffalo Niagara is home to 7 international ports of entry (4 auto, 2 rail, 1 water), facilitating $80 billion in annual trade between Canada and the United States. That is 31% of the total trade conducted between the world’s two largest trading partners.

Being at the center of this international market gives Buffalo Niagara businesses a major logistical advantage. Furthermore, it means easy access to a host of professionals with expertise in international business, including attorneys, bankers, and human resources professionals.

Utilities

Riverview is ideally suited for companies that require low cost and ample supply of electricity, water, gas and data connectivity alternatives. The site is flanked by two independent power production source’s 230kV/115kV transmission lines ensuring cost effective and quick connectivity to site operations.

Supplying low cost hydropower to strategically important companies in the renewable energy industry, the New York Power Authority (NYPDA) can also provide companies locating to Riverview a sustainable cost advantage over other US-domiciled companies.

Water, sewer and waste water treatment facilities are provided by the Town of Tonawanda.
It pays to pick Riverview

Buffalo Niagara offers many attractive incentive programs that can reduce your start-up and long-term costs. Located in Riverview Solar Technology Park can help you take advantage of the many opportunities available to businesses like yours, including:

STATE PROGRAMS

Low-cost Hydropower
Only Available in Buffalo Niagara Region
Low-cost hydropower has been reserved by New York State law for companies planning to build or expand in the Buffalo Niagara region. The program offers renewable hydroelectric power at an extremely affordable cost. Allocations depend on project size and scope, in particular, new job creation.

Solar Grade Silicon
Metal Incentive
This new and unique Empire State Development Corporation incentive program provides solar grade silicon at discounted rates for New York State businesses involved in the manufacturing of photovoltaic solar cells, integrated circuit chips, and electronic semiconductors. New York State has allocated 1,000 metric tons or 25% of silicon produced by Glove Specialty Metals available annually at discounts up to 15%. Eligibility and allocations depend on the size and scope of the project.

Empire Zone Program
This incentive is a vital component of New York State’s effort to revitalize and expand New York’s economy. Empire Zones are geographically defined areas where businesses have access to vacant land, existing industrial and commercial infrastructure, a skilled workforce and abundant resources such as power and water supplies. Empire Zones offer numerous tax credits for qualifying businesses located within the zone.

NYSERDA’s Clean Energy Technology Manufacturing Incentive Program
New York State Energy, Research and Development Authority’s (NYSERDA) program provides funding for clean energy technology manufacturers to develop or expand a facility to produce innovative clean energy technology products. Clean energy technologies encompass “green” and “renewable energy” such as wind, solar (thermal electric and photovoltaic), hydro, biomass, and wave/fidal energy, and enabling or emerging energy efficient technologies.

FEDERAL PROGRAMS

United States Department of Agriculture (USDA) Grants and Guaranteed Loans
Riverview is one of the few shovel ready sites in the country that also qualifies for grants and federally guaranteed loans under the Rural Energy for America Program. Companies locating to Riverview will automatically become eligible for these incentives that cover renewable energy and/or energy efficiency projects. Eligible purposes include machinery & equipment purchases, construction and working capital.

UTILITY PROGRAMS

National Fuel Gas Area Development Program
National Fuel’s Area Development Program may be able to assist in your business’s relocation or expansion initiative. Through an agreement with the New York State Public Service Commission, $750,000 is available annually for natural gas infrastructure additions or improvements, interior natural gas piping, certain natural gas equipment costs and even job training. Funding is not available for housing-related projects.

National Grid Capital Investment Incentive
The Capital Investment Incentive program provides grants to fund improvements or upgrades on electric and natural gas infrastructure for projects that involve major capital investment in facilities and equipment. Specifically this program supports business attraction or expansion projects located in Riverview Solar Technology Park as well as National Grid’s other service territories.
State Renewable Portfolio Standards & Ten Hour Drive Time Zone

The perimeter of the area shaded in green represents a ten hour drive from the Buffalo Niagara region.

State Renewable Portfolio Standards
The percentages and years in the map above provide a rough estimate of state renewable portfolio standards. The percentages refer to the megawatts of energy required to come from renewable sources as compared to each state's absolute capacity. The date refers to when full requirements take effect as most of the standards phase in over time. **Two states, Virginia, and Vermont, have set voluntary goals for adopting renewable energy instead of portfolio standards with binding targets.**

www.TMMontante.com
Solar Supply Chain

Due to its availability of low cost power and water supply from the Niagra River, Buffalo Niagara has a number of large chemical manufacturers with a ready supply of the materials your company needs to give you the edge over your competition.

**Featured Solar Supply Chain Companies:**

- Solar Grade Silicon Metal
  Globe Specialty Metals, Niagara Falls, NY

- Polyvinyl Fluoride Products/Tedlar™
  DuPont, Buffalo, NY

- Industrial Gases
  Praxair, Niagara Falls, NY and Linde Gas, Buffalo, NY

- Solar Tabbing Ribbon
  Indian Corporation, Clinton, NY

- Aluminum Extrusion
  Keymark Corporation, Fonda, NY

- Specialty Glass
  Corning, Corning, NY and Guardian Glass, Geneva, NY

- Float Glass Lamination Solutions & Advanced Coatings
  Saint-Gobain Technical Fabrics, Albion, NY
A powerful workforce.

With an unparalleled work ethic, no-nonsense attitude, low turnover rates, and low absenteeism, Buffalo Niagara people make the best employees. Our region enjoys a large, multi-cultural, well-educated population with an abundant supply of both entry-level and experienced laborers.

- More than 1.5 million people in the eight county area, with 79% of them residing in the Buffalo-Niagara Falls MSA
- Robust regional civilian labor force of 575,404 workers (2007)
- 15 four-year colleges and universities, and 20 two-year schools, enrolling more than 100,000 students and graduating more than 20,000 annually
- Buffalo Niagara ranks 4th in the number of Science and Engineering degrees granted (Metropolitan New Economy Index)
- More than 15,000 high school graduates per year
- Lower labor costs than metropolitan areas of comparable or greater size, such as Cleveland, Philadelphia and Boston
- White-collar wages up to 26.5% lower than median salaries in competing metropolitan areas

<table>
<thead>
<tr>
<th>Wage Comparison</th>
<th>Buffalo Niagara</th>
<th>Baltimore</th>
<th>San Jose</th>
<th>Boston</th>
<th>Los Angeles</th>
<th>Portland</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electrical Engineer</td>
<td>91.7%</td>
<td>93.5%</td>
<td>112.1%</td>
<td>104.3%</td>
<td>103.4%</td>
<td>95.1%</td>
</tr>
<tr>
<td>Chemical Engineer</td>
<td>91.7%</td>
<td>93.3%</td>
<td>112.2%</td>
<td>104.3%</td>
<td>103.4%</td>
<td>95.1%</td>
</tr>
<tr>
<td>Materials Scientist</td>
<td>91.6%</td>
<td>94.0%</td>
<td>111.2%</td>
<td>104.5%</td>
<td>102.1%</td>
<td>96.6%</td>
</tr>
<tr>
<td>Solar Fabrication Technician</td>
<td>94.1%</td>
<td>95.4%</td>
<td>108.7%</td>
<td>105.0%</td>
<td>97.7%</td>
<td>98.6%</td>
</tr>
<tr>
<td>Equipment Maintenance Worker</td>
<td>91.4%</td>
<td>94.3%</td>
<td>109.1%</td>
<td>106.7%</td>
<td>100.1%</td>
<td>98.3%</td>
</tr>
<tr>
<td>Product Assembler</td>
<td>94.2%</td>
<td>95.1%</td>
<td>109.4%</td>
<td>105.0%</td>
<td>98.4%</td>
<td>97.8%</td>
</tr>
<tr>
<td>Quality Control Technician</td>
<td>97.7%</td>
<td>98.0%</td>
<td>94.4%</td>
<td>108.2%</td>
<td>101.4%</td>
<td>100.8%</td>
</tr>
<tr>
<td>Cost of Living Index (Q1 2009) U.S. Average</td>
<td>93.8%</td>
<td>121.7%</td>
<td>188.6%</td>
<td>129.6%</td>
<td>142.2%</td>
<td>117.1%</td>
</tr>
</tbody>
</table>

Everybody’s talking about Buffalo Niagara.

Buffalo Niagara is the Northeast’s best-kept secret. But you don’t have to take our word for it.

Buffalo Niagara Ranked Among Most Affordable Major U.S. Housing Markets
- National Association of Home Builders, May 2009

Buffalo Ranked #1 Arts Destination for Mid-Size Cities
- American Style Magazine, April 2009

Buffalo Named to 2009 Dozen Distinctive Destinations List
- National Trust for Historic Preservation, January 2009

Buffalo Named One of the “Top 44 Places to Go in 2009” Worldwide

Buffalo Niagara Ranked #5 Best Medium Market for Relocating Families
- Worldwide ERC and Primacy Relocation, 2008 Report

Buffalo Ranked #3 Cleanest City in America
- Readers Digest, June 2008

Buffalo Niagara Ranked Among Smartest Metro Areas
- Bizjournals, May 2008

www.TMMontante.com
Nobody understands how to be successful in Buffalo Niagara better than our community leaders. Our local and state leaders are committed to the use of clean power, growing the renewable energy industries in Buffalo Niagara, and the success of new businesses in our region. We invite you to visit Buffalo Niagara, tour Riverview Solar Technology Park, and meet state and local partners, local suppliers, and workforce development professionals who will work to ensure the success of your business in Buffalo Niagara. A community of support is waiting for you.

Western New York is home to several world-class casino resorts, gaming and entertainment facilities. The largest of these venues is the Seneca Niagara Casino & Hotel, located just blocks away from Niagara Falls. This facility, newly constructed in 2006, offers gaming, entertainment and related amenities, including 147,000 square feet of gaming space, six restaurants, five retail outlets and a 26-story luxury hotel with 604 exquisite rooms.
Riverview Solar Technology Park: The Verizon central office is approximately 2 3/4 miles away to the east of the site. The calling number NPA NXX’s are (716) 620, 623, 629, 690, 692, 693, 694, 695, 696, 743, 744 & 807. The site is in the TNWNNYTW wire center.

**Telecom Infrastructure Near Site**

- **Verizon** is the Incumbent Local Exchange Carrier (ILEC). Verizon has aerial fiber to north of the site along Niagara St. There is also Verizon fiber present to the east of the site on 2 Mile Creek Rd. There is additional fiber present on Grand Island Blvd.

- **Spectrum** is the local CATV provider. They have aerial fiber to the north of the site along Niagara St. There is also fiber present to the east of the site on 2 Mile Creek Rd. and to the south on Fire Tower Rd. There is a significant amount of fiber present on all of the major arterial roads around the site. In addition, fiber is present on many of the side roads around the site. Spectrum has a considerable amount of cable coax in the area. COAX is present on many of the roads where fiber is present and also on the neighboring side streets.
Fiber Availability/Services at Site

Approximate distance to the nearest fiber infrastructure by owner is illustrated in the chart to the right. There are two fiber providers that are in close proximity to the site. Each of them could provide ready access to high bandwidth services.

Fiber Diversity and Redundancy

Service and infrastructure diversity - meaning more than one provider - can be achieved through multiple providers via short lateral builds into the site property. Both providers appear to have fiber going directly by the site however only Verizon appears to have fiber going into the site. Spectrum may have an underground fiber entrance established. A combination of the providers could allow diverse fiber access in multiple directions. Infrastructure redundancy - meaning more than one route in and out - is attainable with each provider having fiber infrastructure on multiple sides of the site.

Competitive Services

Verizon services include DSL, T1, DS3, dedicated business Ethernet services from 3Mbps up to 1Gbps, MPLS, cloud services, web hosting, managed office, and business phone services.

Spectrum can provide dedicated fiber optic Internet - symmetrical download/upload, up to 60Mbps. As part of the merger with Time Warner, Spectrum has committed to system upgrades that will allow for up to 100 Mbps.
## Property Summary

<table>
<thead>
<tr>
<th>Address: Wheeler Street, City of Tonawanda</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status &amp; Type: Industrial/Flex</td>
</tr>
<tr>
<td>Owner: City of Tonawanda</td>
</tr>
<tr>
<td>Rick Davis, Mayor</td>
</tr>
<tr>
<td>200 Niagara Street, Tonawanda, NY 14150</td>
</tr>
<tr>
<td>(716) 695-8645</td>
</tr>
<tr>
<td>Owner: City of Tonawanda</td>
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<tr>
<td>Rick Davis, Mayor</td>
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<tr>
<td>200 Niagara Street, Tonawanda, NY 14150</td>
</tr>
<tr>
<td>(716) 695-8645</td>
</tr>
<tr>
<td>Site Description: Redevelopment site at City/Town of Tonawanda line, minutes from I-290</td>
</tr>
<tr>
<td>Utilities:</td>
</tr>
<tr>
<td>- Water – Erie County Water Authority</td>
</tr>
<tr>
<td>- Sewer – Town of Tonawanda Sewer Dept.</td>
</tr>
<tr>
<td>- Natural Gas – National Fuel Gas</td>
</tr>
<tr>
<td>- Electricity – National Grid</td>
</tr>
<tr>
<td>- Communication - Time Warner Cable - Verizon</td>
</tr>
<tr>
<td>Access Road: Military Road, North of I-290</td>
</tr>
<tr>
<td>Current Tenants: Simmers Crane</td>
</tr>
</tbody>
</table>

## Site Statistics

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</thead>
<tbody>
<tr>
<td>Status &amp; Type: Industrial/Flex</td>
</tr>
<tr>
<td>Special Designation:</td>
</tr>
<tr>
<td>Total Acres: 54 +/-</td>
</tr>
<tr>
<td>Available Acres: 46 +/-</td>
</tr>
<tr>
<td>Largest Parcel Available: 41 +/-</td>
</tr>
<tr>
<td>Total Buildable Acres for Largest Parcel: 41 +/-</td>
</tr>
<tr>
<td>Zoning: Light Industrial/Office</td>
</tr>
<tr>
<td>Building Design Standards: N/A</td>
</tr>
</tbody>
</table>

## Updates

- All infrastructure including sidewalks and street trees are installed.
- Completely shove ready.
- Publicly owned storm/drainage on site

## Issues
Spaulding Business Park: The Verizon central office is approximately 2 miles away to the north east of the site. The calling number NPA NXX’s are (716) 620, 623, 629, 690, 692, 693, 694, 695, 696, 743, 744 & 807. The site is in the TNWNNYTW wire center.

**Telecom Infrastructure Near Site**

- **Verizon** is the Incumbent Local Exchange Carrier (ILEC). Verizon has aerial fiber to the east of the site on Military Rd. Additional fiber is present to the south of the site on Youngman Memorial Highway, also knows as route 290.

- **Spectrum** is the local CATV provider. They have aerial fiber present to the east of the site on Wheeler St, the fiber makes a slight turn on James St & continues into to Franklin. There is also fiber to the north of the site on Fletcher St. In addition, there is a significant amount of fiber on all of the major arterial roads and side roads around the site. Spectrum also has a considerable amount of cable coax in the area. COAX is present on many of the roads where fiber is present and also on the neighboring side streets.

- **Competitive Local Exchange Carrier’s** compete with the ILEC. There is CLEC fiber that runs along the south east side of the site on Military Rd. There is additional CLEC fiber on route 290 & Ensminger Rd.
Fiber Availability/Services at Site

Fiber Availability/Services at Site
Approximate distance to the nearest fiber infrastructure by owner is illustrated in the chart to the right. There are three fiber providers that are in close proximity to the site. Each of them could provide ready access to high bandwidth services.

Fiber Diversity and Redundancy

Fiber Diversity and Redundancy
Service and infrastructure diversity - meaning more than one provider - can be achieved through multiple providers via short lateral builds into the site property. All of the providers have fiber going directly by the site. Spectrum may have more than one entry point established into the location. A combination of the providers could allow diverse fiber access in multiple directions. Infrastructure redundancy - meaning more than one route in and out - is attainable with each provider having fiber infrastructure on multiple sides of the site.

Competitive Services

Competitive Services
Verizon services include DSL, T1, DS3, dedicated business Ethernet services from 3Mbps up to 1Gbps, MPLS, cloud services, web hosting, managed office, and business phone services.

Spectrum can provide dedicated fiber optic Internet - symmetrical download/upload, up to 60Mbps. As part of the merger with Time Warner, Spectrum has committed to system upgrades that will allow for up to 100 Mbps.

Having a CLEC nearby indicates that there are IP based services available, as well as, direct Internet access (DIA) and Layer 2 services including Ethernet. The presence of a CLEC makes it possible to negotiate dark fiber access.

This map product was prepared for Erie County, NY by ECC Technologies, Inc. (ECC). ECC has made substantial efforts to ensure the accuracy of location and labeling of information contained on this map. The information was gathered to the extent possible with all reasonable processes used to ensure accuracy available at the time of collection.
**PROPERTY SUMMARY**

| Address: | Milestrip Road, Town of Orchard Park |
| Owner:   | Acquest Development  
80 Curtwright Drive, Williamsville, NY 14221  
(716) 204-3570 or www.acquestdevelopment.com |
| Site Description: | Strategically located adjacent to Route 219 at the Milestrip Road exit. A signaled entrance to a tree lined roadway provides safe access to each site. Offers natural beauty and convenient location of Orchard Park. |
| Utilities: | Water – Erie County Water Authority  
Sewer – Erie County Sewer District  
Natural Gas – National Fuel Gas  
Electricity – NYS Electric & Gas  
Communication - Time Warner Cable  
- Verizon  
- Fiber Technologies Networks, Inc.  
- Level 3 Communications, Inc. |

**SITE STATISTICS**

| Status & Type: | Ready to Market/Show | Office/Flex/R&D |
| Special Designation: | None |
| Total Acres: | 98 +/- |
| Available Acres: | 20 +/- |
| Largest Parcel Available: | 11.5 +/- |
| Total Buildable Acres for Largest Parcel: | 8 +/- |
| Zoning: | Commercial/Light Industrial |
| Building Design Standards: | Unknown |
| Access Road: | Milestrip Road and Sterling Drive |

**UPDATES**

- Site ready to go for high-end users.

**ISSUES**

- Acreage costs (est. $120-$130K per acre) are higher than many of the industrial parks under consideration.
- Additional infrastructure required to access remaining property.
STERLING BUSINESS PARK
ORCHARD PARK, NY 14127

NOW AVAILABLE FOR SALE - LAND
Sterling Park is a high quality site at excellent value. Ideally located at the Milestrip Road entrance to Route 219, Sterling Park offers the natural beauty and convenient location of Orchard Park. It lies within minutes of the Greater Buffalo International Airport and downtown Buffalo. A signaled entrance provides safe access to each site.
SITE ATTRIBUTES

- Shovel-ready / build-to-suite plots
- A premier office/medical park in the Southtown area
- Part of a 100 acre multi-user Park
- Accredited on-site daycare center
- Excellent visibility and accessibility
- Natural landscaping throughout
- Abundant parking
- High quality and flexible building design, systems, and finishes.
- Private signaled Milestrip Road entrance
- Stormwater retention is currently in place.
Property Type: Undeveloped land
Zoning: “I-1” (Industrial)
Use: Medical and Professional Office, High Quality Light Industrial/Manufacturing, Warehousing, Hospitals, and Assisted Living Facilities.
Special Uses: Hotels, Motels, and Restaurants.
Utilities:
- Water Service (Available): Erie County Water Authority
- Sewer Service (available): Erie County (District 8)
- Natural Gas Service (Available): National Fuel
- Telecom Service (Available): Verizon
Property Type: Undeveloped land
Zoning: “I-1” (Industrial)
Use: Medical and Professional Office, High Quality Light Industrial/Manufacturing, Warehousing, Hospitals, and Assisted Living Facilities.
Special Uses: Hotels, Motels, and Restaurants.

Utilities:
- Water Service (Available): Erie County Water Authority
- Sewer Service (available): Erie County (District 8)
- Natural Gas Service (Available): National Fuel
- Telecom Service (Available): Verizon

20.8 ACRE LARGE PARCEL WITH OVER 800' OF I-219 EXPRESSWAY FRONTAGE
Property Type: Undeveloped land

Zoning: “I-1” (Industrial)

Use: Medical and Professional Office, High Quality Light Industrial/Manufacturing, Warehousing, Hospitals, and Assisted Living Facilities.

Special Uses: Hotels, Motels, and Restaurants.

Utilities:
- Water Service (Available): Erie County Water Authority
- Sewer Service (available): Erie County (District 8)
- Natural Gas Service (Available): National Fuel
- Telecom Service (Available): Verizon

11.5 ACRE PARCEL LOCATED IN CENTRAL REAR AREA OF THE PARK
Property Type: Undeveloped land
Zoning: “I-1” (Industrial)

Use: Medical and Professional Office, High Quality Light Industrial/Manufacturing, Warehousing, Hospitals, and Assisted Living Facilities.

Special Uses: Hotels, Motels, and Restaurants.

Utilities:
- Water Service (Available): Erie County Water Authority
- Sewer Service (available): Erie County (District 8)
- Natural Gas Service (Available): National Fuel
- Telecom Service (Available): Verizon

5.3 ACRES WITH ROOM TO GROW TO THE EAST
LOCATION HIGHLIGHTS

Premier 100-acre business park situated in a central southtowns location

Close proximity to residential communities, retailers, and banks

Immediate I-290 Expressway accessibility via Milestrip Road

Within 15-minutes drive of the Buffalo International Airport

15-minute commute to downtown Buffalo

2 miles to the entrance of the NYS Thruway I-90

Over 1,000 feet of Expressway frontage

Private signaled Milestrip Road entrance
Sterling Park: The Verizon central office is approximately 2 miles away to the south east of the site. The calling number NPA NXX’s are 716-662 & 667. The site is in the ORPKNYST wire center.

**Telecom Infrastructure Near Site**

- **Verizon** is the Incumbent Local Exchange Carrier (ILEC). Verizon has aerial fiber to the south of the site on Milestrip Rd. The fiber turns on Southwestern Blvd. and continues in both directions. To the north, the fiber turns west on Lake Ave.

- **Spectrum** is the local CATV provider. They have aerial fiber present to the north of the site on Lake Ave. The fiber splits and turns down Southwestern Blvd. and Orchard Park Rd, which turns into N. Buffalo Rd. Spectrum also has fiber on Milestrip Rd., which is to the south of the site. Spectrum also has a considerable amount of cable coax on all of the roads where fiber is present and on some of the neighboring side streets.

- **Competitive Local Exchange Carrier’s** compete with the ILEC. There is CLEC fiber that runs to the north of the site on Lake Ave. The fiber turns and heads south on Southwestern Blvd. The CLEC fiber also follows along Orchard Park Rd., which turns into N. Buffalo Rd.
Fiber Availability/Services at Site

Approximate distance to the nearest fiber infrastructure by owner is illustrated in the chart to the right. There are three fiber providers that are in close proximity to the site. Each of them could provide ready access to high bandwidth services.

<table>
<thead>
<tr>
<th>Fiber Owner</th>
<th>Distance from Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Verizon</td>
<td>.1 mile</td>
</tr>
<tr>
<td>Spectrum / TW</td>
<td>.1 mile</td>
</tr>
<tr>
<td>CLEC</td>
<td>.1 mile</td>
</tr>
</tbody>
</table>

Fiber Diversity and Redundancy

Service and infrastructure diversity - meaning more than one provider - can be achieved through multiple providers. All of the providers appear to have fiber going directly to the site via the same entry point. However, Spectrum appears to have a 2nd, entrance into the site that the other providers do not. A combination of the providers could allow diverse fiber access in multiple directions. Infrastructure redundancy - meaning more than one route in and out - is attainable with each provider having fiber infrastructure on multiple sides of the site.

Competitive Services

Verizon services include DSL, T1, DS3, dedicated business Ethernet services from 3Mbps up to 1Gbps, MPLS, cloud services, web hosting, managed office, and business phone services.

Spectrum can provide dedicated fiber optic Internet - symmetrical download/upload, up to 60Mbps. As part of the merger with Time Warner, Spectrum has committed to system upgrades that will allow for up to 100 Mbps.

Having a CLEC nearby indicates that there are IP based services available, as well as, direct Internet access (DIA) and Layer 2 services including Ethernet. The presence of a CLEC makes it possible to negotiate dark fiber access.
## PROPERTY SUMMARY

### Site Statistics

<table>
<thead>
<tr>
<th>Address: Route 16, Town of Sardinia</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status &amp; Type: In Process</td>
</tr>
<tr>
<td>Special Designation:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Owner: Mark I Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manfred Koch</td>
</tr>
<tr>
<td>(585) 492-0452</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Utilities:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water – Village of Arcade</td>
</tr>
<tr>
<td>Sewer – Village of Arcade</td>
</tr>
<tr>
<td>Natural Gas – National Fuel Gas</td>
</tr>
<tr>
<td>Electricity – Village of Arcade (Municipally owned system, hydropower available)</td>
</tr>
<tr>
<td>Communication - Time Warner Cable - Verizon</td>
</tr>
</tbody>
</table>

### Site Description:

Rural site in southeast Erie County with a portion of the site in Wyoming County.

### Zoning:

Manufacturing

### Building Design Standards:

N/A

### Total Acres: 220 +/-

### Available Acres: 220 +/-

### Largest Parcel Available: 78 +/-

### Total Buildable Acres for Largest Parcel: 43 +/-

### Access Road:

Preliminary design for internal access road completed; 1,000 linear feet constructed.

### Current Tenants:

Multi-tenant building (10,000 square feet)

## UPDATES

- Build NOW NY funding received.
- SEQR EIS completed.
- Engineering concepts completed.

## ISSUES

- Limited access to major transportation corridors.
- Limited workforce in rural setting; limited transportation for workforce.
- Site needs infrastructure and access road.

## PROPERTY MAP

[PROPERTY MAP Image]
Tri-County Business Park
A Great Place to Grow Your Business!

History | Site Map | Area Map

- Location: Route 16, traffic count 17,000 daily, Town of Sardinia, WNY where the three counties of Erie, Wyoming & Cattaraugus intersect, approx. 30 miles south of Buffalo, NY.
- 215 acre mixed-use business park offering opportunities for retail, office, hotel, light manufacturing & warehousing development.
- Build-to-suit, lease or site sales.
- Low electric utilities; Approx. 3.5¢ per kilowatt- peak lowest in NYS.
- Railroad access available.
- Projected job growth: 1,500 new jobs.
- Two office suites of 2,100 sq. ft. available. First floor parcel occupied by Tim Hortons. Three additional out parcels shovel-ready.
- High visibility, strong local work force, and support of local state economic development agencies.

Coming Soon...

Hutchinson

TOWNHOUSES

Click here for info

Hutchinson Hill

DUPLEXES

Click here for info

Tri-County Village Center

Accepting pre-leases on 22 NEW Retail Units
- 25' x 80' Units
- High Traffic Location on Rt. 16
- Ample Parking

CONTACT: Tri-County Marketing Group
13700 Tri-County Business Park • Chaffee, NY 14030 • ph. (585) 492-0452 • fax (585) 492-0709
EMAIL: fred@mark1llc.com

Only 2,100 sq.ft. Office Space Left!

Now Leasing in the Tri-County Business Park! Call (585) 492-0452

Newly built professional Office Space

- Modern, Upscale, Carpeted Office Space
- Spacious Lobby/Stair and Elevator to 2nd Floor
- Radiant Heat Floors- the Ultimate in Comfort
- Central air conditioning
- High traffic (17K cars/day), Setback from Rt. 16
- Low Electric Rates, Built for Energy Efficiency
- Kitchen Equipped w. Refrigerator/Microwave
- Modern Tiled Restrooms
- Located in Town of Sardinia
- Be a Part of Fast Growing Business Park
- Built to suit your specific business needs!
- Zoned Commercial
Erie County
Tri-County Industrial Park

Tri-County Industrial Park: The Verizon central office is approximately 2.1 miles away to the east of the site. The calling number NPA NXX’s are 585-492, 585-496, 716-492 & 716-496. The site is in the ARCDNYAE wire center.

**Telecom Infrastructure Near Site**

- **Verizon** is the Incumbent Local Exchange Carrier (ILEC). Verizon has aerial fiber running past the west side of the site on Olean Rd. The fiber takes a slight turn to the south east on Hutchinson Rd. There is also fiber to north of the site on E. Schutt Rd. & to the south of the site on Creek Rd.

- **Spectrum** is the local CATV provider. They have aerial fiber present to the west side of the site coming in from W. Schutt Rd., it meets with fiber on Olean Rd, which runs in both directions. On Olean Rd., the fiber takes a slight turn on Hutchinson Rd., where it meets with fiber on Creek Rd. There is also cable fiber running off of some of the streets that intersect Creek Rd., Church St & Duncan Rd. Spectrum also has a considerable amount of cable coax on all of the roads where fiber is present.

- **Competitive Local Exchange Carrier’s** compete with the ILEC. There is CLEC fiber that runs to the west of the site on Olean Rd. It intersects with CLEC fiber on Creek Rd. Additional CLEC fiber comes off Creek Rd and heads south on Countyline Rd.
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### PROPERTY SUMMARY

**Address:** Walden Avenue, Town of Cheektowaga

**Owner:** Ciminelli Development / Town of Cheektowaga Centerpointe Corp Park, 350 Essjay Road Williamsville, NY 14221 (716) 631-8000 or www.ciminelli.com

**Site Description:** A suburban light industrial/office park, located in Cheektowaga near the Buffalo city line.

**Utilities:**
- Water – Erie County Water Authority
- Sewer – Town of Cheektowaga Sewer Dept.
- Natural Gas – National Fuel Gas
- Electricity – National Grid
- Communication - Time Warner Cable
  - Verizon
  - Fiber Technologies Networks, Inc.

### SITE STATISTICS

**Status & Type:** In Process | Industrial/Flex

**Special Designation:** None

**Total Acres:** 55 +/-
**Available Acres:** 38 +/-
**Largest Parcel Available:** 33 +/-
**Total Buildable Acres for Largest Parcel:** 33 +/-

**Zoning:** Light Manufacturing

**Building Design Standards:** N/A

**Access Road:** Walden Avenue, internal access road

**Current Tenants:** Fed Ex (relocated to Hamburg)

### UPDATES

- Access to site now available.

### ISSUES

- Eastern half of park developed into former Fed Ex terminal.
- Western half of park needs infrastructure to be available for industrial park use.
Walden Commerce Exchange

Situated on Walden Avenue just west of Harlem Road in Cheektowaga, New York, Walden Commerce Exchange is a 29-acre site located in the center of Western New York. A prime location for accessibility to the northern and southern suburbs of Buffalo, the site’s ideal location provides tenants with a recruiting zone that covers all of Western New York. The Walden-Harlem intersection is a well known commercial hub that has been experiencing a surge in commercial activity in recent years.

The site is located just 1/4 of a mile from the New York State Thruway (I-90) and the Kensington Expressway (Rte. 33). Walden Commerce Exchange offers unparalleled accessibility. Prospective tenants will also benefit from the site’s location on two major bus routes, Walden Avenue (bus route # 6) and Harlem Road (bus route # 41).

Other site amenities include many conveniences that are just moments away, including: the I-90, the Walden Galleria Mall, several retail plazas, over 15 restaurants, and day care centers.
Walden Commerce Exchange: The Verizon central office is approximately 1.3 miles away to the north west of the site. The calling number NPA NXX’s are 716-597, 891, 892, 893 & 894. The site is in the BFLONYBA wire center.

### Telecom Infrastructure Near Site

- **Verizon** is the Incumbent Local Exchange Carrier (ILEC). Verizon has aerial fiber to the north of the site on Pine Ridge Rd, which runs east to west on all sides of the site. There is fiber to the south of the site on route 130, also known as Broadway. The fiber runs off of Broadway onto Halstead Ave.

- **Spectrum** is the local CATV provider. They have aerial fiber present to the north of the site on Walden Ave. The fiber heads east and continues to Anderson Rd. Spectrum also has fiber present to the east of the site on Harlem Rd and to the south on Route 130, also known as Broadway. There is also fiber to the south of the site coming off of St. Mary’s Rd. Spectrum also has a considerable amount of cable coax on all of the roads where fiber is present and many of the neighboring side streets.

- **Competitive Local Exchange Carrier’s** compete with the ILEC. There is CLEC fiber that runs to the north of the site on Doat St. The fiber heads east to Alexander Ave. It runs down Alexander to Walden Ave. There is also CLEC fiber in Harlem Rd.
Fiber Availability/Services at Site

Approximate distance to the nearest fiber infrastructure by owner is illustrated in the chart to the right. There are three fiber providers that are in close proximity to the site. Each of them could provide ready access to high bandwidth services.

<table>
<thead>
<tr>
<th>Fiber Owner</th>
<th>Distance from Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Verizon</td>
<td>.1 mile</td>
</tr>
<tr>
<td>Spectrum / TW</td>
<td>.1 mile</td>
</tr>
<tr>
<td>CLEC</td>
<td>.5 mile</td>
</tr>
</tbody>
</table>

Fiber Diversity and Redundancy

Service and infrastructure diversity - meaning more than one provider - can be achieved through multiple providers via short lateral builds into the site property. All of the providers have fiber going directly by the site with the possibility of multiple entry points. A combination of the providers could allow diverse fiber access in multiple directions. Infrastructure redundancy - meaning more than one route in and out - is attainable with each provider having fiber infrastructure on multiple sides of the site.

Competitive Services

Verizon services include DSL, T1, DS3, dedicated business Ethernet services from 3Mbps up to 1Gbps, MPLS, cloud services, web hosting, managed office, and business phone services.

Spectrum can provide dedicated fiber optic Internet - symmetrical download/upload, up to 60Mbps. As part of the merger with Time Warner, Spectrum has committed to system upgrades that will allow for up to 100 Mbps.

Having a CLEC nearby indicates that there are IP based services available, as well as, direct Internet access (DIA) and Layer 2 services including Ethernet. The presence of a CLEC makes it possible to negotiate dark fiber access.
### PROPERTY SUMMARY

| **Address:** Bloomingdale Road, Town of Newstead |
| **Owner:** Whiting Door Company  
113 Cedar Street  
Akron, NY 14001  
(716) 542-5427 |
| **Site Description:** Redevelopment site in the Town of Newstead, adjacent to the Village of Akron |
| **Utilities:**  
- Water – Erie County Water Authority  
- Sewer – Village of Akron  
- Natural Gas – National Fuel Gas  
- Electricity – National Grid  
- Communication - Time Warner Cable  
  - Verizon |

### SITE STATISTICS

| **Status & Type:** Ready to Market/Show | Industrial/Flex |
| **Special Designation:** None |
| **Total Acres:** 46 +/-  
**Available Acres:** 25 +/-  
**Largest Parcel Available:** 25 +/-  
**Total Buildable Acres for Largest Parcel:** 25 +/- |
| **Zoning:** Manufacturing |
| **Building Design Standards:** N/A |
| **Access Road:** Internal Roadway Exists |
| **Current Tenants:** Malyn Industrial Ceramics, Whiting Door Company |

### UPDATES

- Sewer Completed.
- Whiting has finished a small addition.

### ISSUES

- Redevelopment site was a former drywall manufacturing facility.
- Located 15 minutes from I-90 Existing 48A – Pembroke.
**Whiting Industrial Park:** The Verizon central office is approximately 1.1 miles away to the south west of the site. The calling number NPA NXX’s are (716) 542 & (585) 542. The site is in the AKRNNYAK wire center.

**Telecom Infrastructure Near Site**

- **Verizon** is the Incumbent Local Exchange Carrier (ILEC). Verizon has aerial fiber running to the north of the site along East Ave. The fiber is a little more than a mile from the site. It ties into fiber that heads south on Crittenden Rd.

- **Spectrum** is the local CATV provider. Spectrum has aerial fiber running just outside of the site on Bloomingdale Rd. The fiber heads south west for approximately a mile and then connects to fiber on East Ave for a mile. The fiber then heads south on Crittenden Rd. Spectrum also has coaxial cable running along the same paths as the fiber.
Fiber Availability/Services at Site

Approximate distance to the nearest fiber infrastructure by owner is illustrated in the chart to the right. There are two fiber providers that are in close proximity to the site. Each of them could provide ready access to high bandwidth services.

<table>
<thead>
<tr>
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<td>.1 mile</td>
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Fiber Diversity and Redundancy

Service and infrastructure diversity - meaning more than one provider - can be achieved through multiple providers via a lateral builds into the site property. A combination of the providers could allow diverse fiber access in multiple directions however a fiber build would be required to achieve this. The cable provider appears to have fiber going directly to the site. Verizon’s fiber is approximately a mile from the site.

Competitive Services

Verizon services include DSL, T1, DS3, dedicated business Ethernet services from 3Mbps up to 1Gbps, MPLS, cloud services, web hosting, managed office, and business phone services.

Spectrum can provide dedicated fiber optic Internet - symmetrical download/upload, up to 60Mbps. As part of the merger with Time Warner, Spectrum has committed to system upgrades that will allow for up to 100 Mbps.
## PROPERTY SUMMARY

<table>
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<tr>
<th>Property</th>
<th>Details</th>
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<tbody>
<tr>
<td><strong>Address:</strong></td>
<td>South Youngs Road, Amherst, NY</td>
</tr>
<tr>
<td><strong>Owner:</strong></td>
<td>Krog Development, Peter Krog, 4 Centre Drive, Orchard Park, NY 14217 (716) 667-1234</td>
</tr>
<tr>
<td><strong>Total Acres:</strong></td>
<td>48 +/-</td>
</tr>
<tr>
<td><strong>Available Acres:</strong></td>
<td>48 +/-</td>
</tr>
<tr>
<td><strong>Largest Parcel Available:</strong></td>
<td>48 +/-</td>
</tr>
<tr>
<td><strong>Total Buildable Acres for Largest Parcel:</strong></td>
<td>44 +/-</td>
</tr>
<tr>
<td><strong>Site Description:</strong></td>
<td>Greenspace, adjacent to the Buffalo Niagara International Airport.</td>
</tr>
<tr>
<td><strong>Utilities:</strong></td>
<td>- Water – None</td>
</tr>
<tr>
<td></td>
<td>- Sewer – None</td>
</tr>
<tr>
<td></td>
<td>- Natural Gas – National Fuel</td>
</tr>
<tr>
<td></td>
<td>- Electricity – National Grid</td>
</tr>
<tr>
<td></td>
<td>- Communication – Verizon, Time Warner Cable</td>
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<td><strong>Zoning:</strong></td>
<td>General Industrial</td>
</tr>
<tr>
<td><strong>Building Design Standards:</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Access Road:</strong></td>
<td>No current access roadway; access would be constructed from South Youngs Road</td>
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<tr>
<td><strong>Current Tenants:</strong></td>
<td>None</td>
</tr>
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## UPDATES

- Planned as a high technology industrial park

## ISSUES

- No water or sewer service at park
Conveniently located just north of the Buffalo Niagara International Airport and at the intersection of Youngs Road and Interstate 90, YOUNGS ROAD Development Site is only minutes away from any part of the Buffalo metropolitan area, near to Western New York’s most attractive recreational facilities, and in close proximity to U.S & Canadian border. In addition, the surrounding residential area is one of the finest anywhere. Planned as high technology industrial park, full government cooperation, tax incentives and design assistance are assured.

PRIME LOTS AVAILABLE
48 ACRES

- 1 MINUTE FROM AIRPORT
- 10 MINUTES FROM DOWNTOWN
- BUILD TO SUIT
- PARK-LIKE SETTING
- LARGEST PARCEL IN AMHERST ZONED "GENERAL INDUSTRIAL"

The Krog Corp.

4 Centre Drive Orchard Park NY 14127 Tel 716-667-1234 Fax 716-667-1258
8 Denison Pkwy East Corning NY 14830 Tel 607-935-4501 Fax 607-935-4510
Youngs Rd. site: The Verizon central office is approximately 1.75 miles away to the north west of the site. The calling number NPA NXX’s are 716-565, 616, 626, 630, 631, 632, 633, 633, 634, 635, 730, & 810. The site is in the WSVLNYNC wire center.

Telecom Infrastructure Near Site

- **Verizon** is the Incumbent Local Exchange Carrier (ILEC). Verizon has aerial fiber to the east of the site on S. Youngs Rd. The fiber runs to Wehrle Dr. and continues along Wehrle until Rt. 78.

- **Spectrum** is the local CATV provider. They have aerial fiber present to the south of the site on Aero Dr. The fiber heads west to Cayuga Rd. In addition, there is cable fiber present to the south of the site along Wehrle Rd. Cable COAX is present on many of the roads where fiber is present and also on the neighboring side streets.

- **Competitive Local Exchange Carrier’s** compete with the ILEC. There is CLEC fiber that runs to the north of the site on Wehrle Rd. The fiber runs off Wehrle on to Curtwright Dr. and Transit Rd. There is a small amount of CLEC fiber on Aero Rd. also.
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