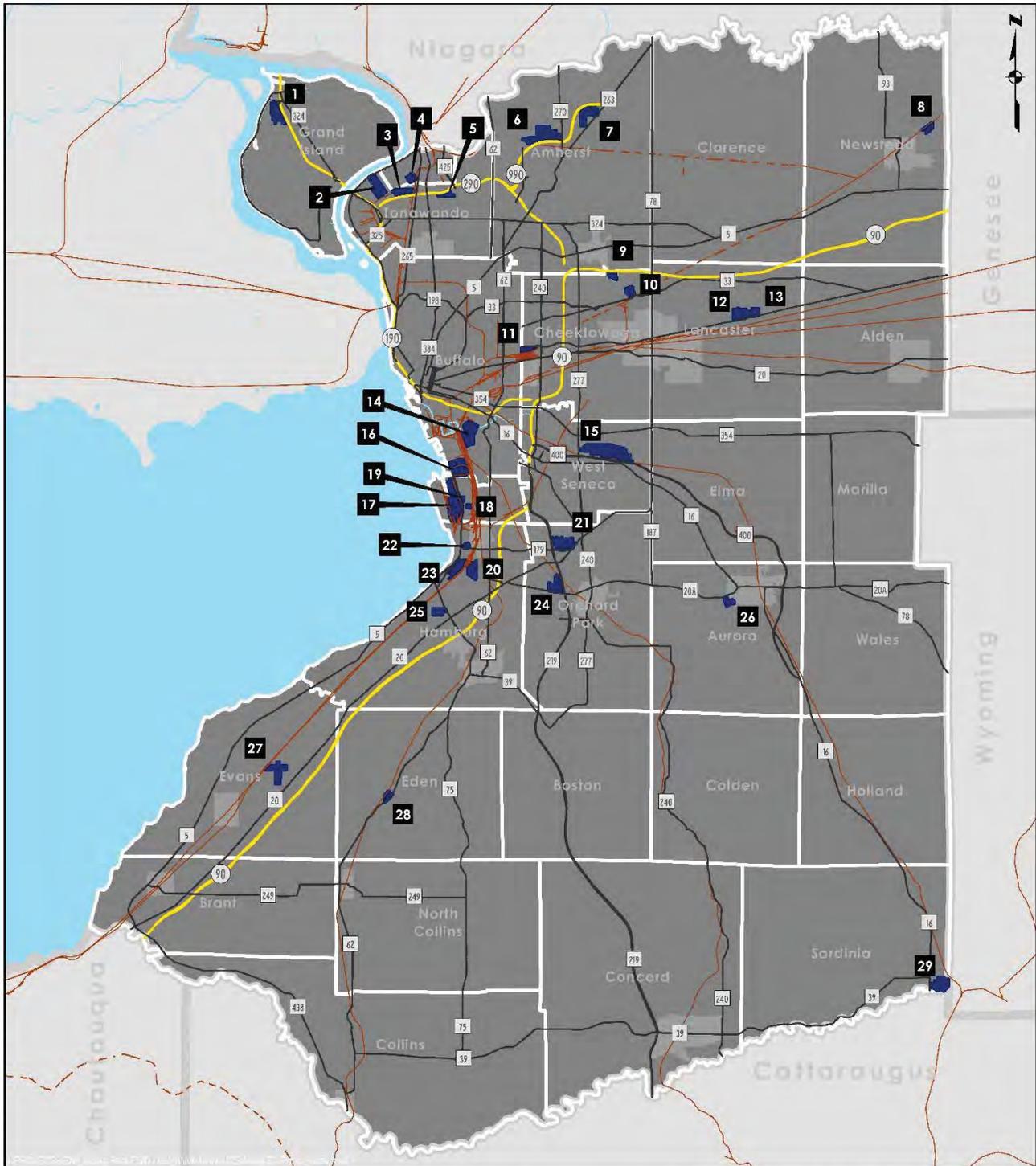


ERIE COUNTY BUSINESS PARK REPORT



MARK C. POLONCARZ
ERIE COUNTY EXECUTIVE

Updated May 31, 2016



1 Grand Island Gateway Center	11 Walden Commerce Exchange	21 Sterling Park
2 Riverview Solar Technology Park	12 Eastport Commerce Center	22 Lake Erie Industrial Park
3 North Youngman Commerce Center	13 Lancaster Industrial Commerce Center	23 Ravenwood Park North
4 Spaulding Business Park	14 Riverbend Commerce Park	24 Quaker Centre
5 Colvin Woods Business Park	15 North America Drive	25 Camp Road Centre
6 Muir Woods	16 Buffalo Lakeside Commerce	26 Commerce Green Industrial Park
7 Crosspoint Business Park	17 Lakewinds	27 Evans Industrial Park
8 Whiting Industrial Park	18 Albright Court Site	28 Eden Industrial Park
9 Youngs Road	19 Amodori Site	29 Tri-County Industrial Park
10 Airborne Business Park	20 Crossroads Industrial Park	

Erie County Industrial Parks COUNTY-WIDE LOCATIONS

- Villages
- Abandoned/Unused Rail
- Interstate
- Active Railroad
- State Roads
- Industrial Parks

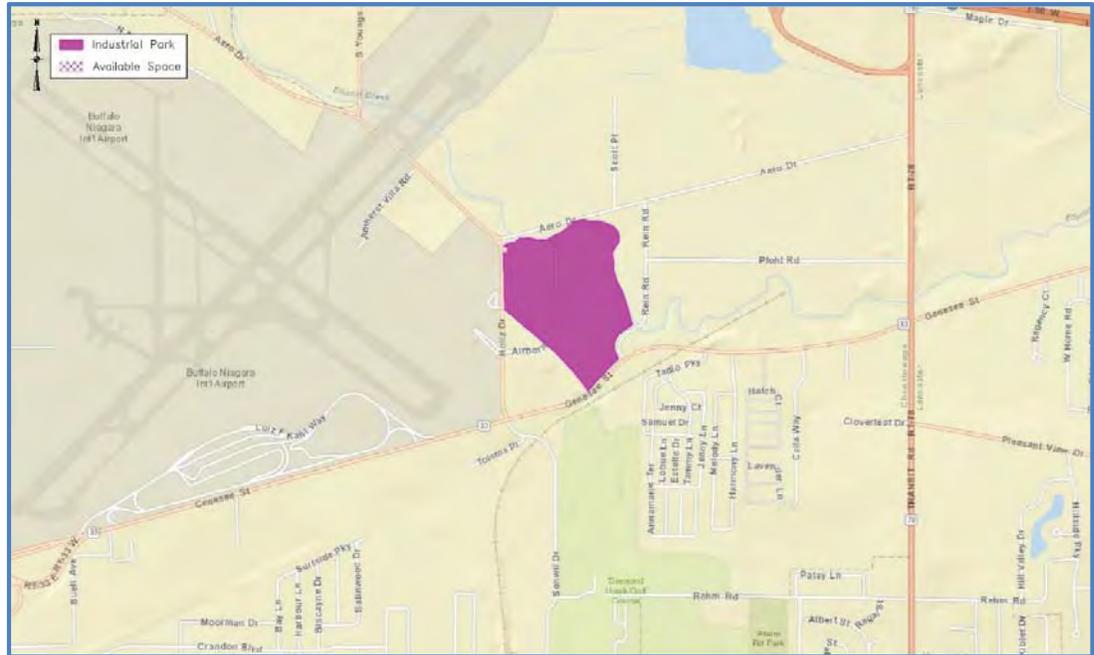


Industrial Park Inventory Summary

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



PROPERTY MAP



PROPERTY SUMMARY	SITE STATISTICS
<p>Address: Genesee Street, Town of Cheektowaga, NY</p>	<p>Status & Type: Ready to Market/Show Office/Flex/RD</p> <p>Special Designation: Certified Shovel Ready through Build Now-NY</p>
<p>Owner: Uniland Development Company 100 Corporate Parkway, Amherst, NY 14226 (716) 834-5000</p>	<p>Total Acres: 61.5 +/- Available Acres: 40 +/- Largest Parcel Available: 35 +/- Total Buildable Acres for Largest Parcel: 23 +/-</p>
<p>Site Description: Located adjacent to the BNIA</p>	<p>Zoning: Light Industrial/Office</p> <p>Building Design Standards: Yes</p>
<p>Utilities:</p> <ul style="list-style-type: none"> • Water – Erie County Water Authority • Sewer – Town of Cheektowaga • Natural Gas – National Fuel Gas • Electricity – National Grid • Communication - Time Warner Cable, Verizon, Fiber Technologies Networks, Inc. 	<p>Access Road: Genesee Street</p> <p>Current Tenants: Creditors Interchange, Inc., Sleep Inn</p>
UPDATES	ISSUES
<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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







300 Airborne Parkway, Cheektowaga, NY 14225





40 +/- acres available

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.

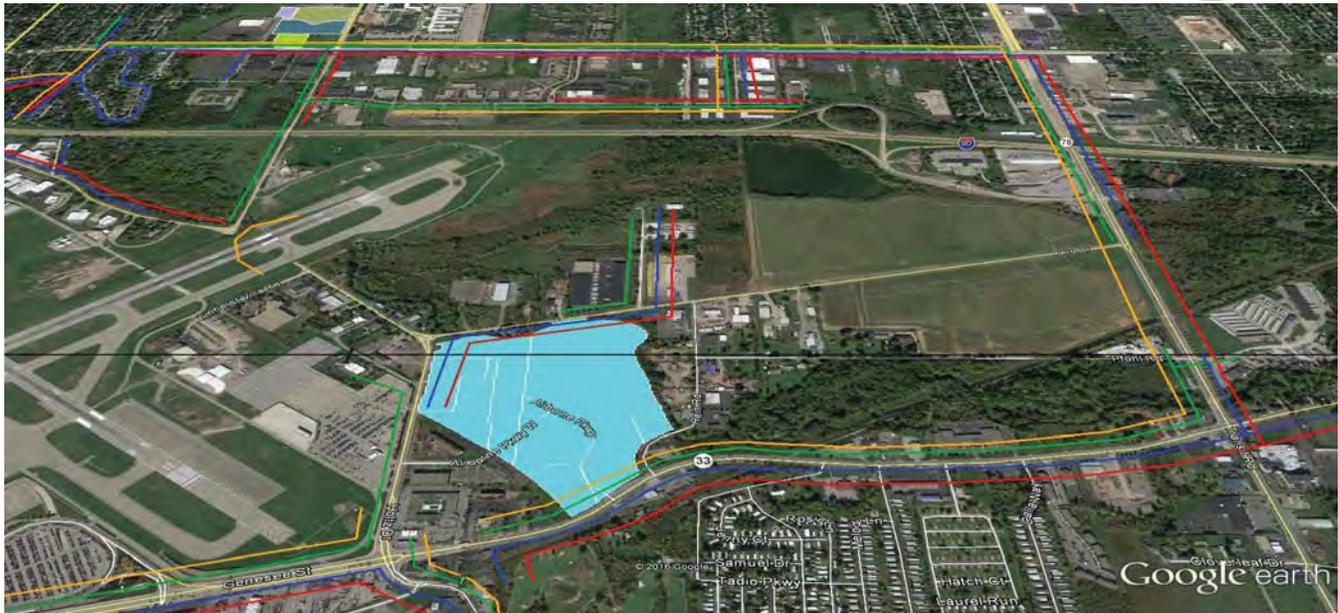
The park is situated adjacent to the Buffalo Niagara International Airport in Cheektowaga, NY, providing a central location within Western New York.

- Certified Shovel-Ready through Empire State Development's Build Now-NY program
 - o Complete utility infrastructure
 - o 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, 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.

Legend

	Telephone Fiber
	CATV Fiber
	Cable COAX
	CLEC Fiber
	Site Area

Erie County Airborne Business Park



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 Owner	Distance from Site
Verizon	.1 mile
Spectrum / TW	.1 mile
CLEC	.5 mile

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.

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.



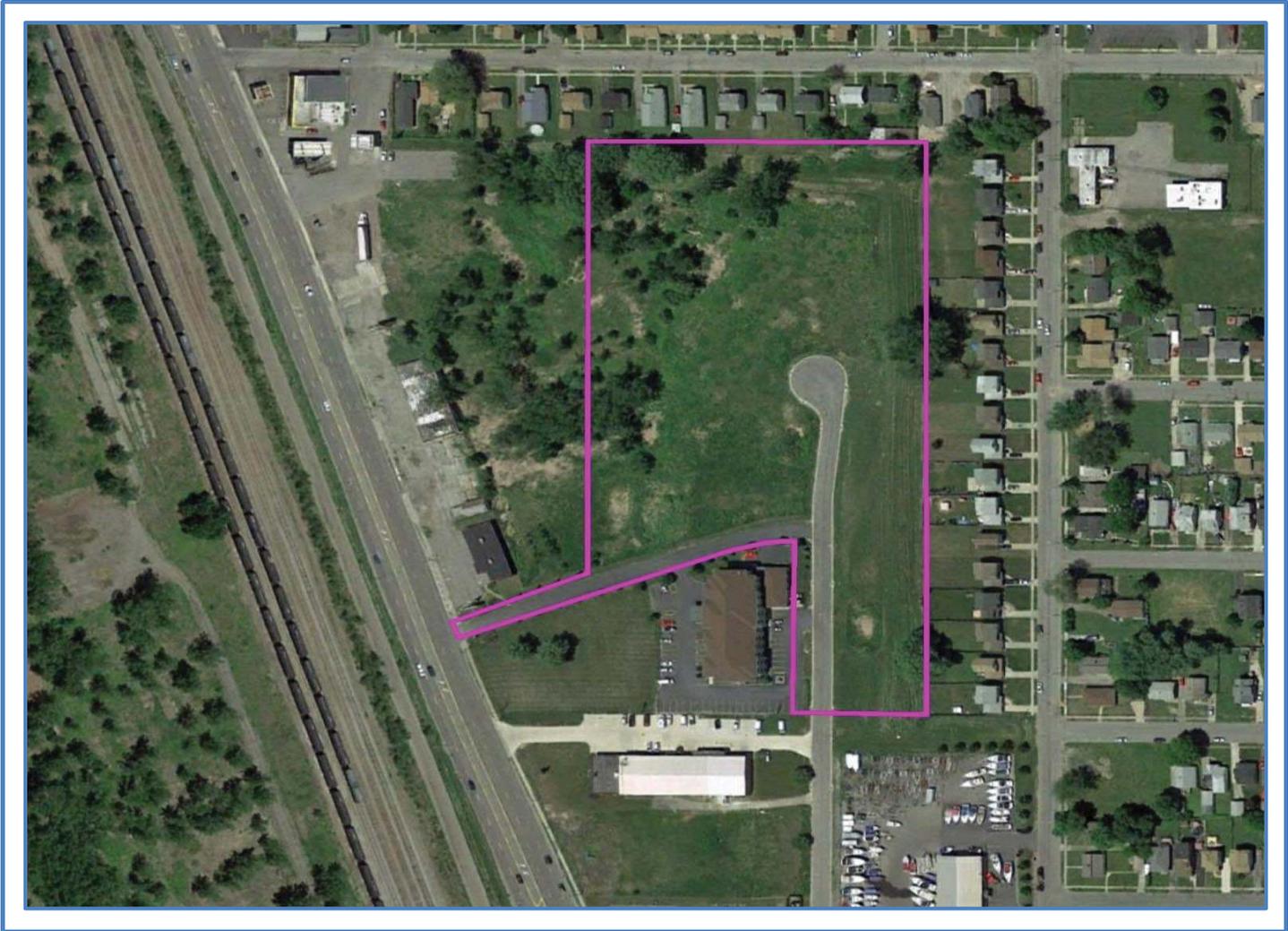
PROPERTY MAP

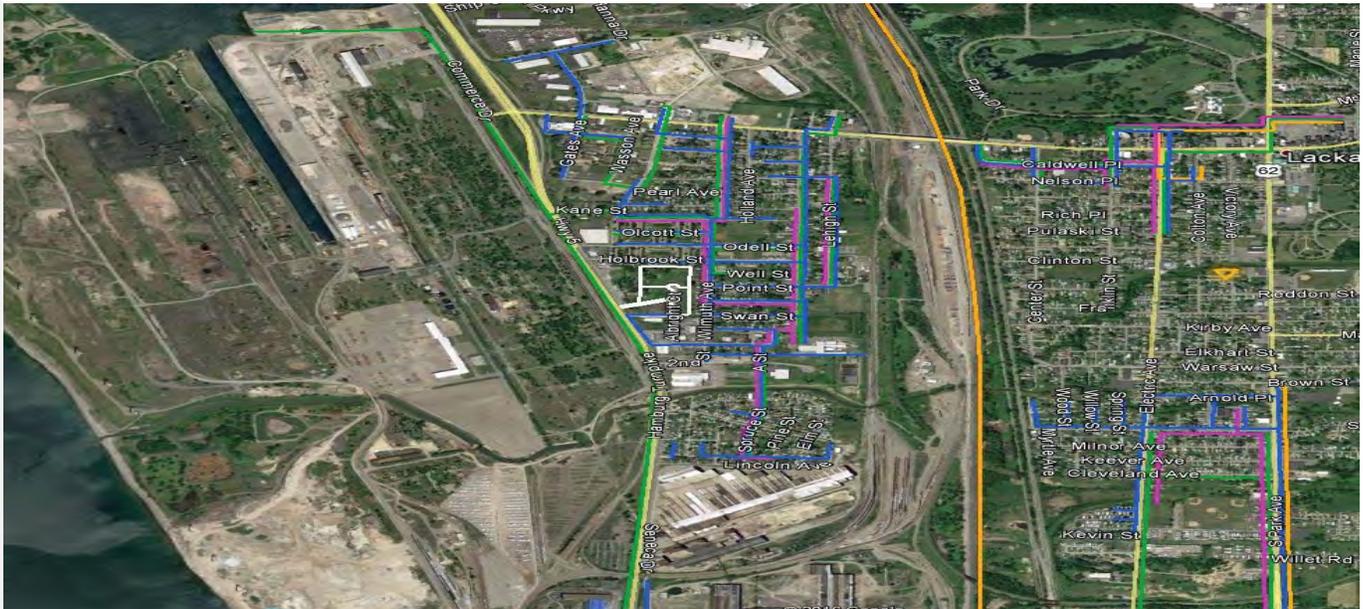


PROPERTY SUMMARY	SITE STATISTICS
Address: Dona Street, City of Lackawanna	Status & Type: Ready to Market/Show Commercial/Industrial/Flex
Owner: City of Lackawanna Fred Heinle, Director of Development 714 Ridge Road, Lackawanna, NY 14218 (716) 827-6421	Special Designation: Total Acres: 8 +/- Available Acres: 4 +/- Largest Parcel Available: 4 +/- Total Buildable Acres for Largest Parcel: 4 +/-
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: <ul style="list-style-type: none"> • Water – Erie County Water Authority • Sewer – Erie County Sewer District No. 6 • Natural Gas – National Fuel Gas • Electricity – National Grid • Communication - Time Warner Cable, Verizon 	Access Road: Dona Street Current Tenants: Best Western Hotel, Pine Hill Coffee

UPDATES	ISSUES
<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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.

Legend

	Telephone Fiber
	CATV Fiber
	Cable COAX
	CLEC
	Site Area

Erie County Albright Court Parcel



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 Owner	Distance from Site
Verizon	.1 mile
Spectrum / TW	.1 mile
CLEC	.5 mile

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

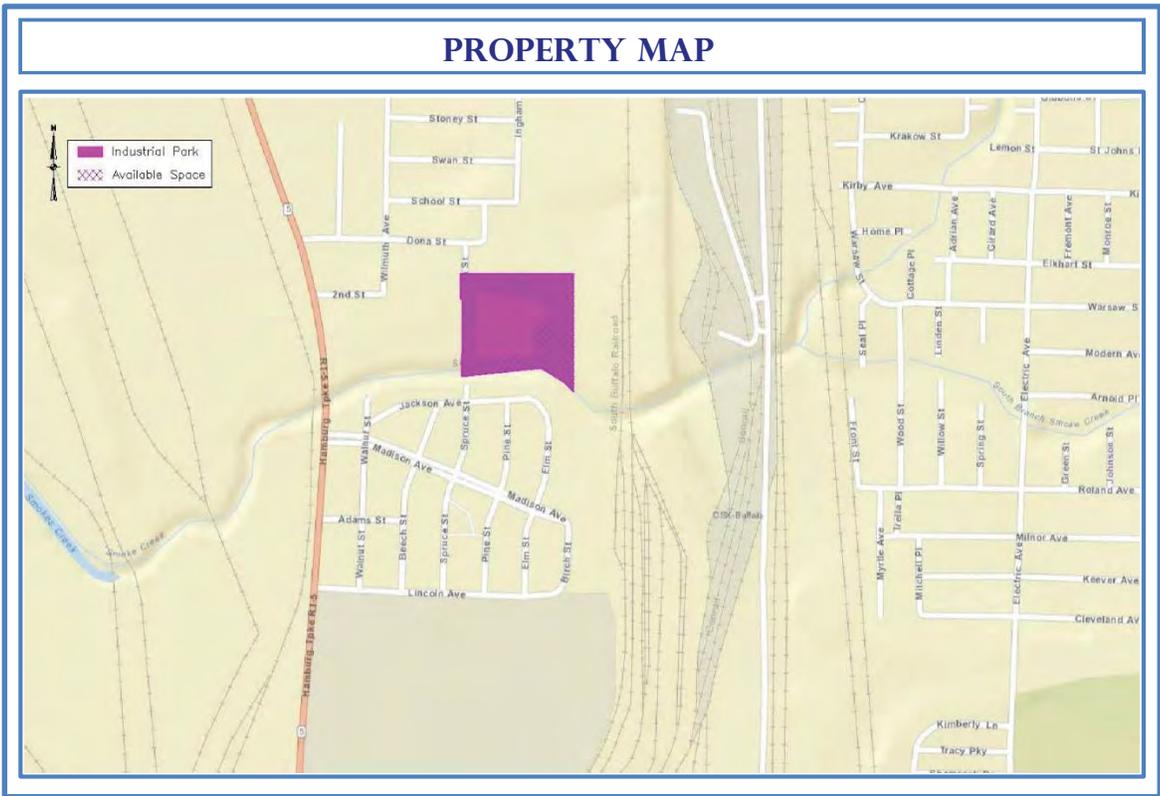
Verizon services include DSL, T1, DS3, dedicated business Ethernet services from 3Mbps up to 1Gbps, MPLS, cloud services, web hosting, managed office, and business phone services.

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.

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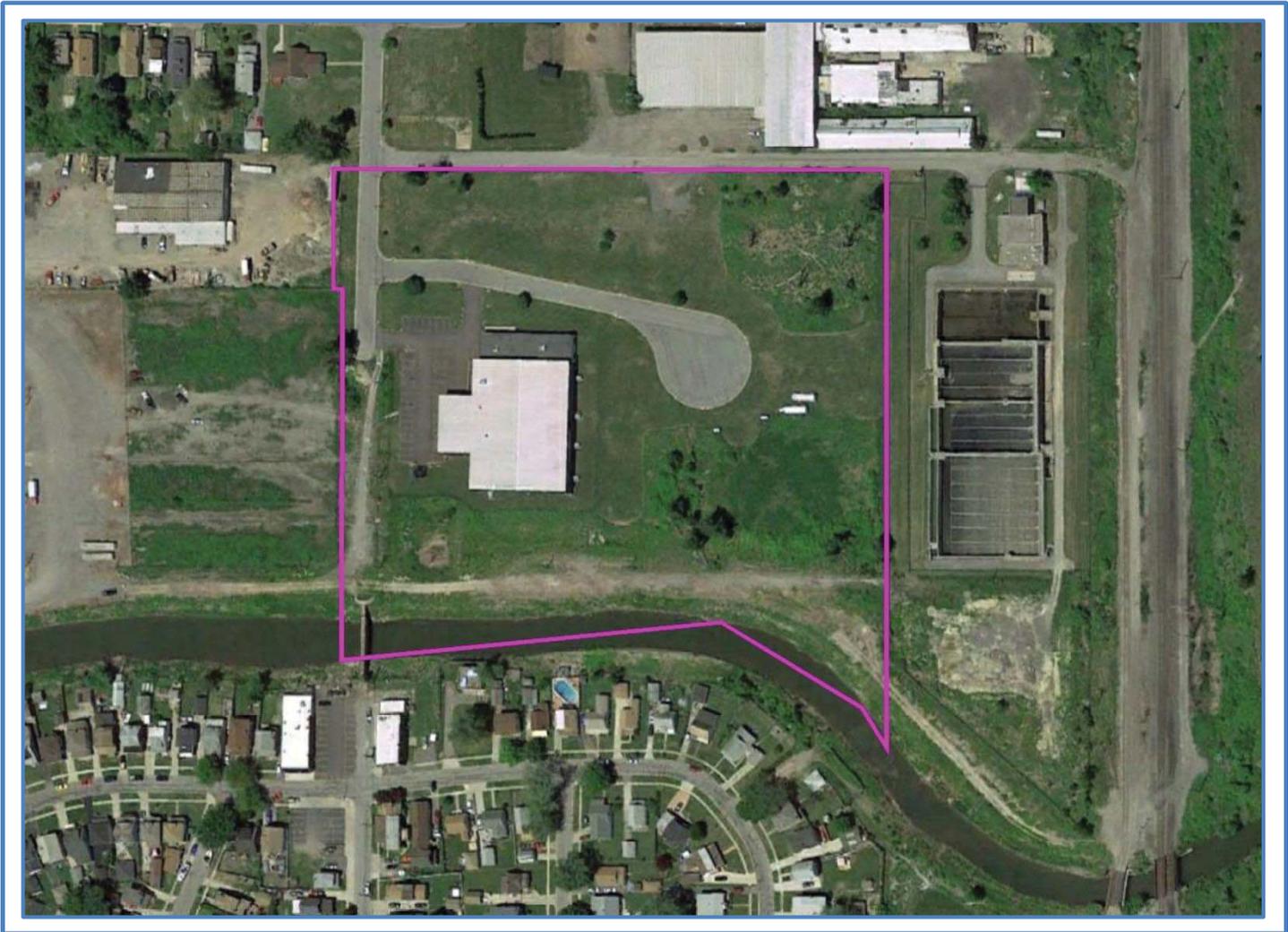


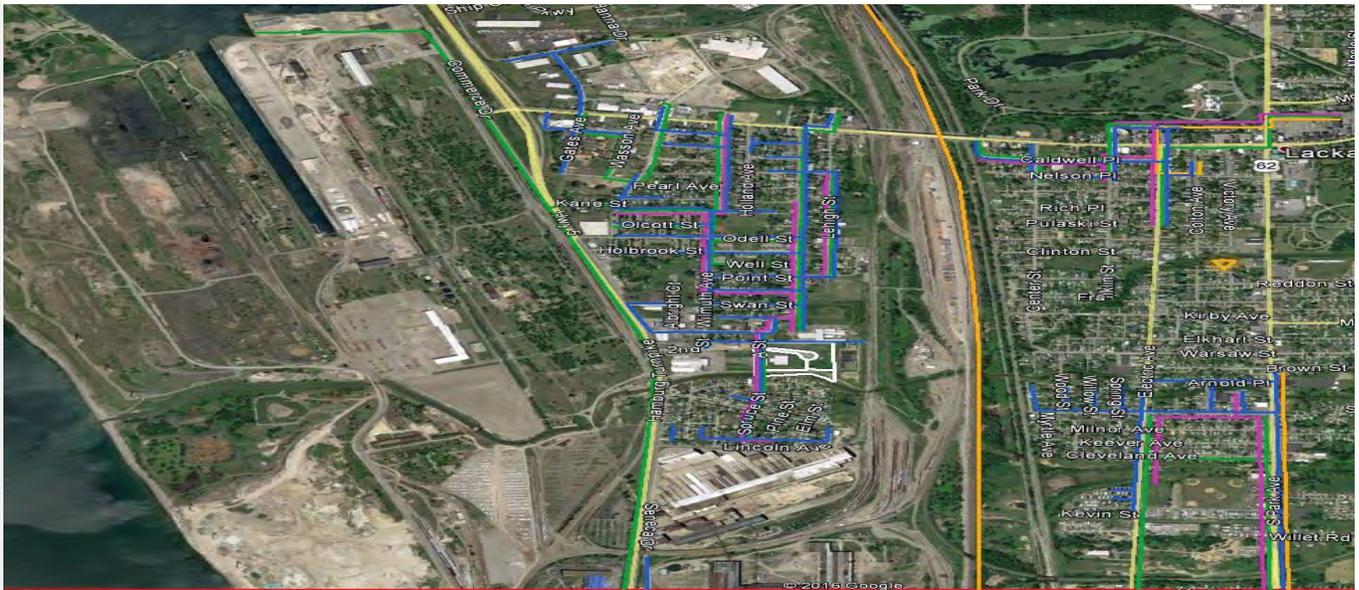


PROPERTY SUMMARY	SITE STATISTICS
Address: A Street, City of Lackawanna	Status & Type: Ready to Market/Show Industrial/Flex
Owner: City of Lackawanna Fred Heine, Director of Development 714 Ridge Road, Lackawanna, NY 14218 (716) 827-6421	Special Designation: Empire Zone
Site Description: Former public house site. Single Family Residential adjacent on north and east sides	Total Acres: 11 +/- Available Acres: 6 +/- Largest Parcel Available: 5 +/- Total Buildable Acres for Largest Parcel: 3 +/-
Utilities:	Zoning: Commercial, Light Industrial
<ul style="list-style-type: none"> Water – Erie County Water Authority Sewer – Erie County Sewer District No. 6 Natural Gas – National Fuel Gas Electricity – National Grid Communication - Time Warner Cable 	Building Design Standards: N/A
	Access Road: A Street
	Current Tenants: Innovative Technologies

UPDATES	ISSUES
<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Size and shape of parcel







Amodori 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 BFLONYS 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.

Legend

	Telephone Fiber
	CATV Fiber
	Cable COAX
	CLEC
	Site Area

Erie County Amodori Parcel



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 Owner	Distance from Site
Verizon	.1 mile
Spectrum / TW	.8 mile
CLEC	.1 mile

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.

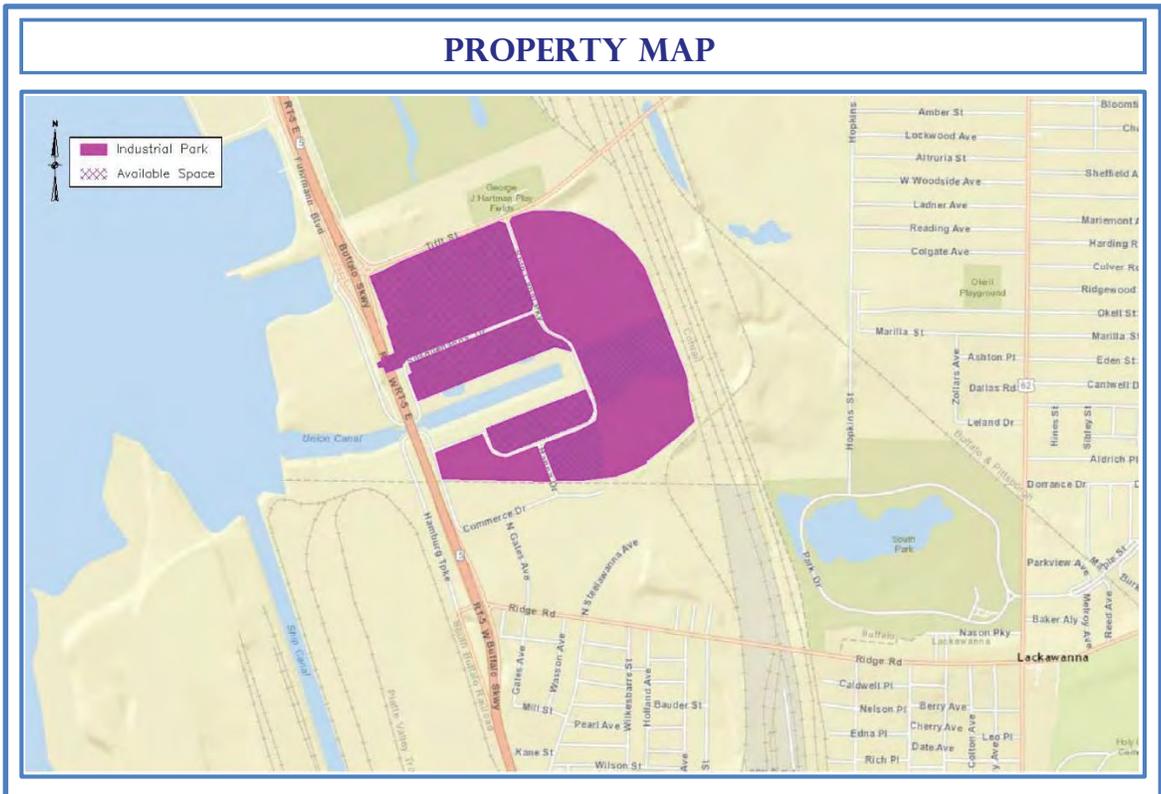
Spectrum can provide dedicated fiber optic Internet - symmetrical download/upload, up to 60Mbps. As part of the merger with Time Warner, Spectrum has committed to system upgrades that will allow for up to 100 Mbps.

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BUFFALO LAKESIDE COMMERCE PARK



PROPERTY SUMMARY	SITE STATISTICS
Address: Route 5 at City of Buffalo / City of Lackawanna boundary	Status & Type: Ready to Market/Show Industrial/Flex/Commercial Special Designation: Empire Zone
Owner: Buffalo Urban Development Corporation (BUDC), Peter Cammarata, President 95 Perry Street, Buffalo, NY 14203 (716) 856-6525 or pcammarata@ecidany.com	Total Acres: 205 +/- Available Acres: 89 +/- Largest Parcel Available: 22+/- Total Buildable Acres for Largest Parcel: 20 +/-
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.	Zoning: Light Industrial, warehousing, commercial Building Design Standards: Available Upon Request
Utilities: <ul style="list-style-type: none"> Water – City of Buffalo Sewer – Erie County Sewer District No. 6 Natural Gas – National Fuel Gas Electricity – National Grid Communication – Verizon 	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	ISSUES
<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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.



Hon. Byron W. Brown, Chairman



Build Now - NY Shovel Ready Certified Site



Buffalo Lakeside Commerce Park

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

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

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

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

"Based upon the success of this park [BLCP], the City [of Buffalo] acquired the 185-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."

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

BLCP Details:

ACRES AVAILABLE	Approximately 105 Acres
COUNTY	Erie
FORMER USE	Industrial (Steel Manufacturing)
ZONING	Mixed Use (Office & Light Industrial)
PRICE	\$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.





AVAILABLE SITES



Demographic Estimates

POPULATION	15 MINUTE*	30 MINUTE*
TOTAL POPULATION	163,382	792,320
TOTAL HOUSEHOLDS	73,388	338,702
EMPLOYEES	138,375	403,688
ESTABLISHMENTS	7,654	30,443
EDUCATIONAL ATTAINMENT		
TOTAL POPULATION AGE 25+	111,390	540,459
SOME COLLEGE, NO DEGREE	20.2%	19.0%
HIGH SCHOOL GRADUATE	33.7%	29.9%
ASSOCIATES DEGREE	10.7%	11.5%
BACHELOR'S DEGREE	11.1%	16.3%
GRADUATE DEGREE	6.9%	12.3%
INCOME		
MEDIAN HOUSEHOLD INCOME	\$33,540	\$45,379
PER CAPITA INCOME	\$21,242	\$26,847

*Drive time from Buffalo Lakeside Commerce Park, 2013 Estimates
 © 2014, by Experian | © 2014 Alteryx, Inc. Irvine, CA | 888-835-4274 | www.demographicstoday.com | Powered by Alteryx®

Access

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

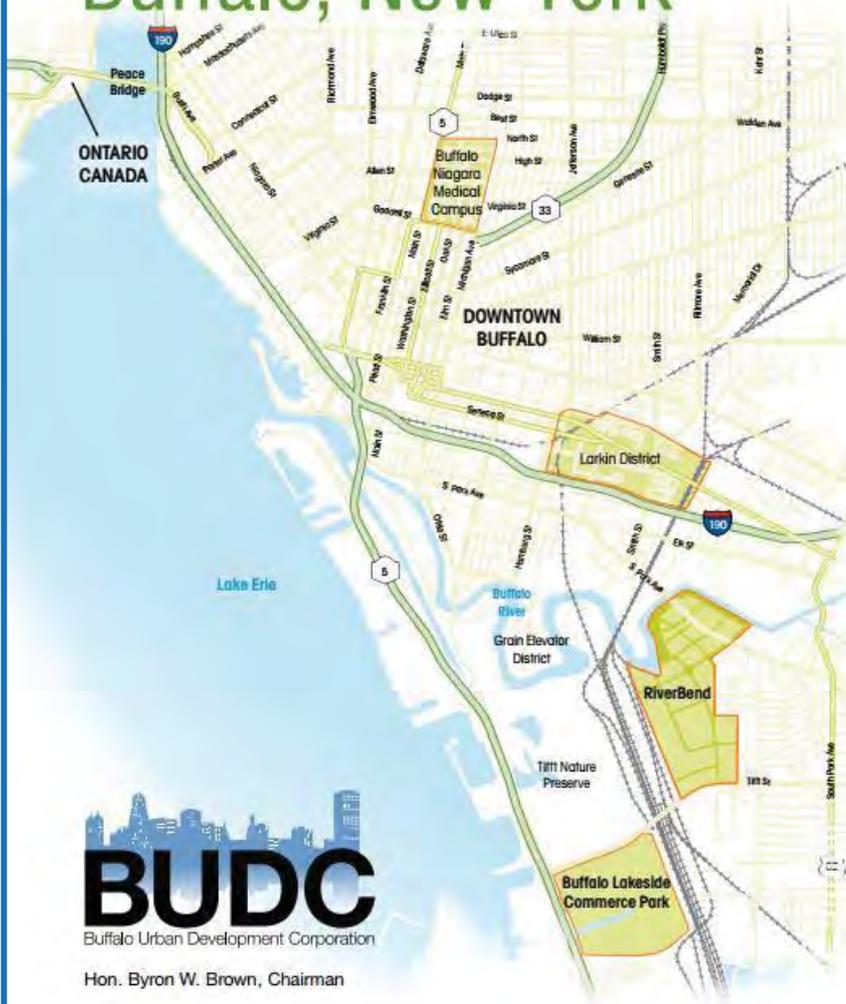
Utilities

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

buffalourbandevelopment.com



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) 362-8361
pcammarata@buffalourbandevelopment.com

David A. Stebbins
(716) 362-8378
dstebbins@buffalourbandevelopment.com



www.buffaloniagara.org

Buffalo Niagara: *Where Life Works.*

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



© BUDC 03/2014





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.

Legend

	Telephone Fiber
	CATV Fiber
	Cable COAX
	CLEC
	Site Area

Erie County Buffalo Lakeside Commerce Park



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 Owner	Distance from Site
Verizon	.1 mile
Spectrum / TW	.8 mile
CLEC	.1 mile

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.

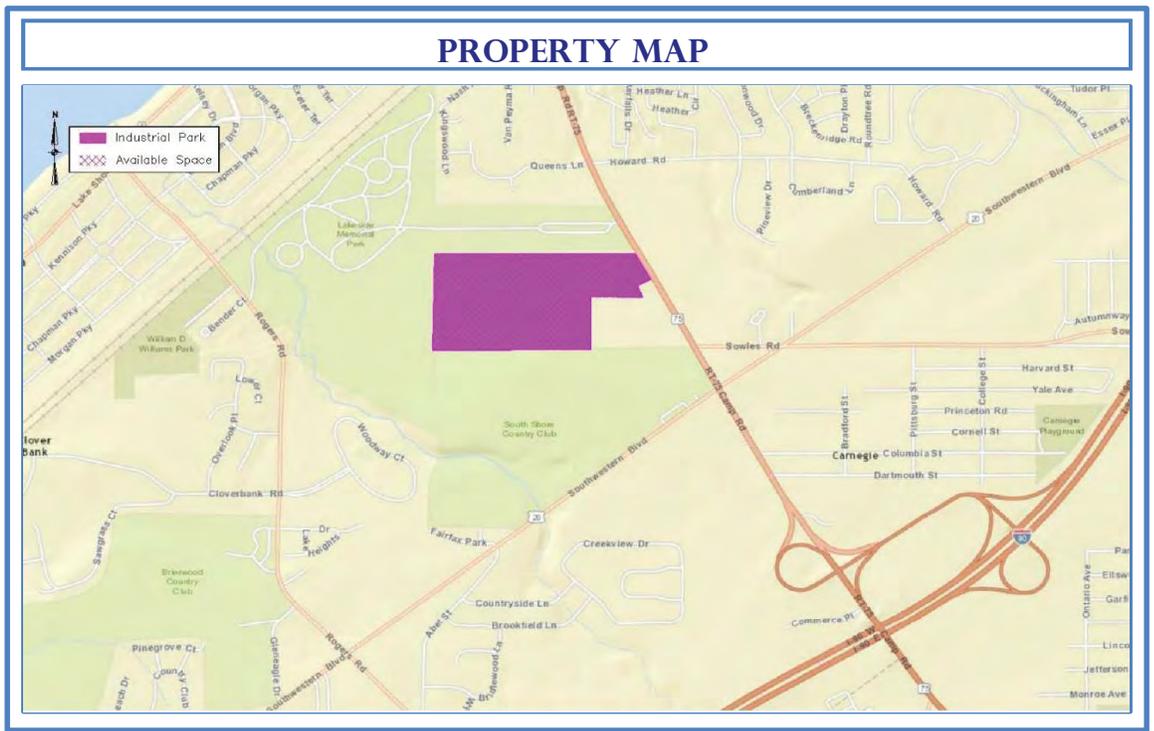
Spectrum can provide dedicated fiber optic Internet - symmetrical download/upload, up to 60Mbps. As part of the merger with Time Warner, Spectrum has committed to system upgrades that will allow for up to 100 Mbps.

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.

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CAMP ROAD CENTER

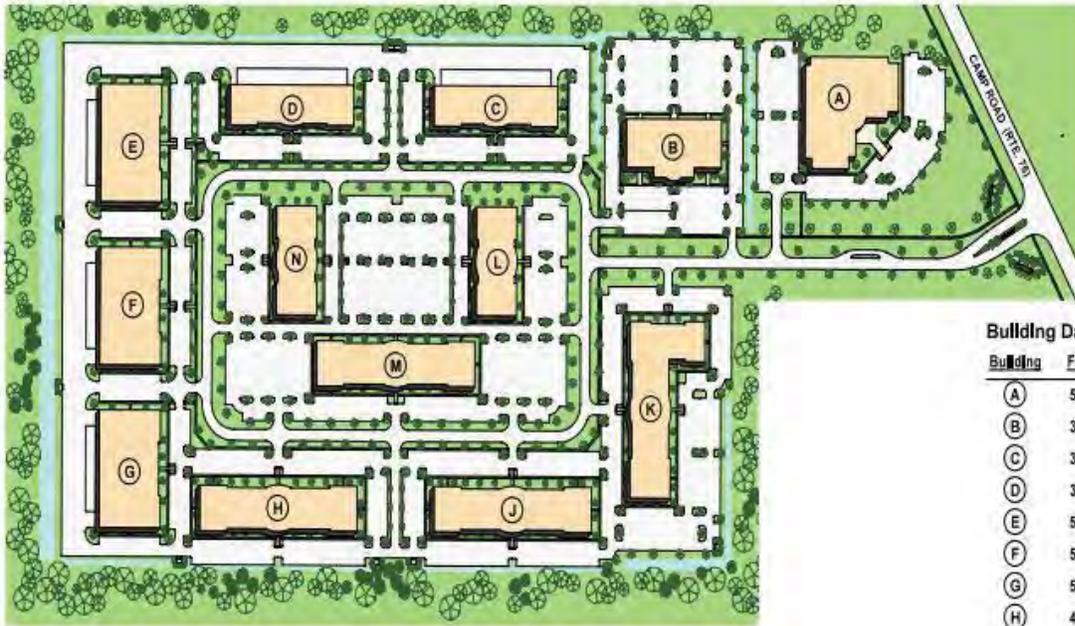


PROPERTY SUMMARY	SITE STATISTICS
<p>Address: Camp Road & Southwestern Boulevard, Hamburg, NY</p>	<p>Status & Type: Ready to Market/Show Office/Flex/R&D</p> <p>Special Designation: None</p>
<p>Owner: Uniland Development Company 100 Corporate Parkway, Amherst, NY 14226 (716) 834-5000</p>	<p>Total Acres: 75 +/- Available Acres: 75 +/- Largest Parcel Available: 75 +/- Total Buildable Acres for Largest Parcel: 63 +/-</p>
<p>Site Description: Greenfield site is a mixed use commercial development with land zoned to accommodate office, service, light industrial and distribution facilities.</p>	<p>Zoning: M-2, Mixed-Office, Service, Light Industrial, Distribution</p> <p>Building Design Standards: N/A</p>
<p>Utilities:</p> <ul style="list-style-type: none"> • Water – Erie County Water Authority • Sewer – Town of Hamburg • Natural Gas – National Fuel Gas • Electricity – National Grid • Communication - Time Warner Cable <ul style="list-style-type: none"> - Verizon - Fiber Technologies Networks, Inc. 	<p>Access Road: None</p> <p>Current Tenants: None</p>
UPDATES	ISSUES
<ul style="list-style-type: none"> • Site is a Greenfield. • Site is being shown by developer for interested prospects. • Site is adjacent to a public golf course. 	<ul style="list-style-type: none"> • 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).





PROPOSED SITE PLAN



Building Data

Building	Floor Area	Levels	
(A)	58,400 gsf	1	286
(B)	36,000 gsf	1	245
(C)	36,000 gsf	1	128
(D)	36,000 gsf	1	115
(E)	51,500 gsf	1	100
(F)	51,500 gsf	1	100
(G)	51,500 gsf	1	100
(H)	49,200 gsf	1	260
(J)	49,200 gsf	1	261
(K)	118,000 gsf	2	377
(L)	60,000 gsf	2	317
(M)	49,200 gsf	1	262
(N)	60,000 gsf	2	317
Total:	706,300 gsf		2,868



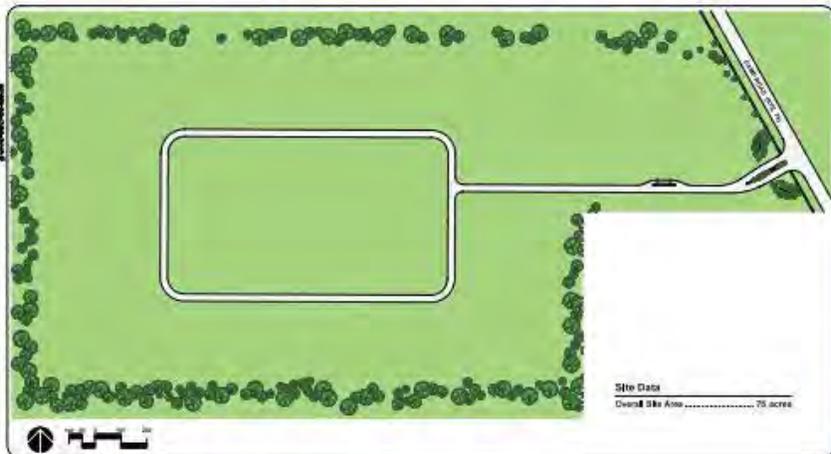
Plan Legend

 Proposed Flex Facility
Total Floor Area 706,300 gsf

Site Data

Overall Site Area 75 acres
Average Carpark Ratio ... 5.0 per 1,000 nsf

LAND USE SITE PLAN



Site Data
Overall Site Area 75 acres

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

CAMP ROAD CENTRE | HAMBURG, NY

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



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.

Legend

	Telephone Fiber
	CATV Fiber
	Cable COAX
	CLEC Fiber
	Site Area

Erie County Camp Road Centre



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 Owner	Distance from Site
Verizon	.1 mile
Spectrum / TW	.1 mile
CLEC	.5 mile

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.

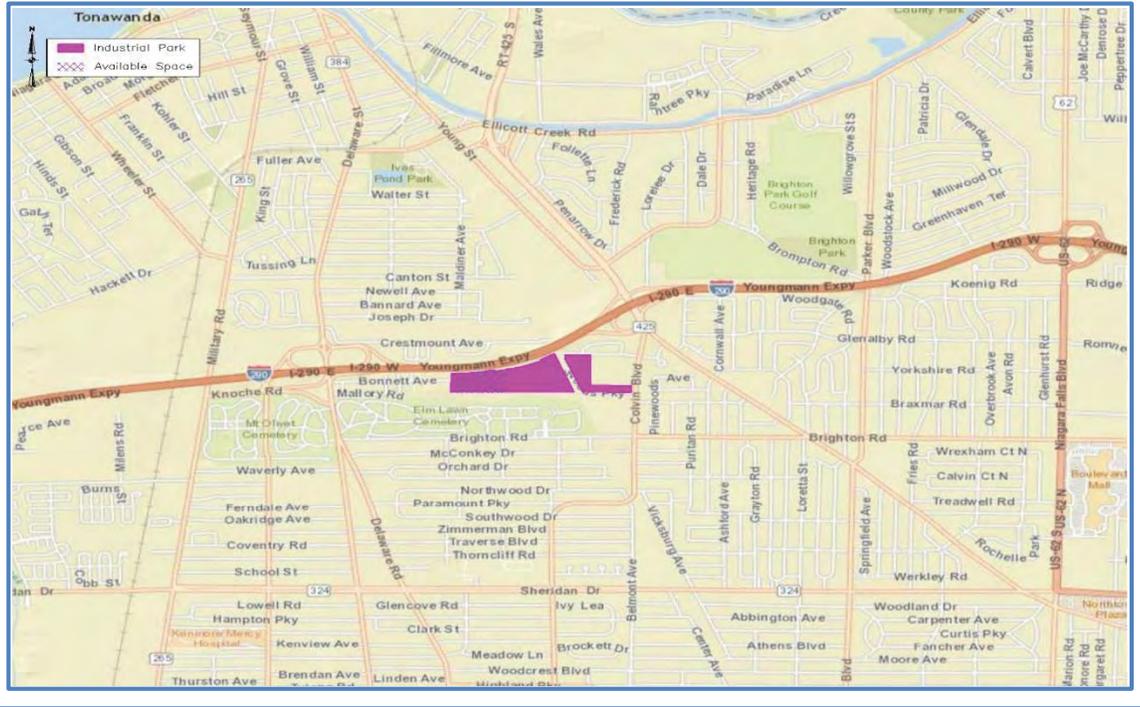
Having a CLEC nearby indicates that there are IP based services available, as well as, direct Internet access (DIA) and Layer 2 services including Ethernet. The presence of a CLEC makes it possible to negotiate dark fiber access.

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COLVIN WOODS BUSINESS PARK

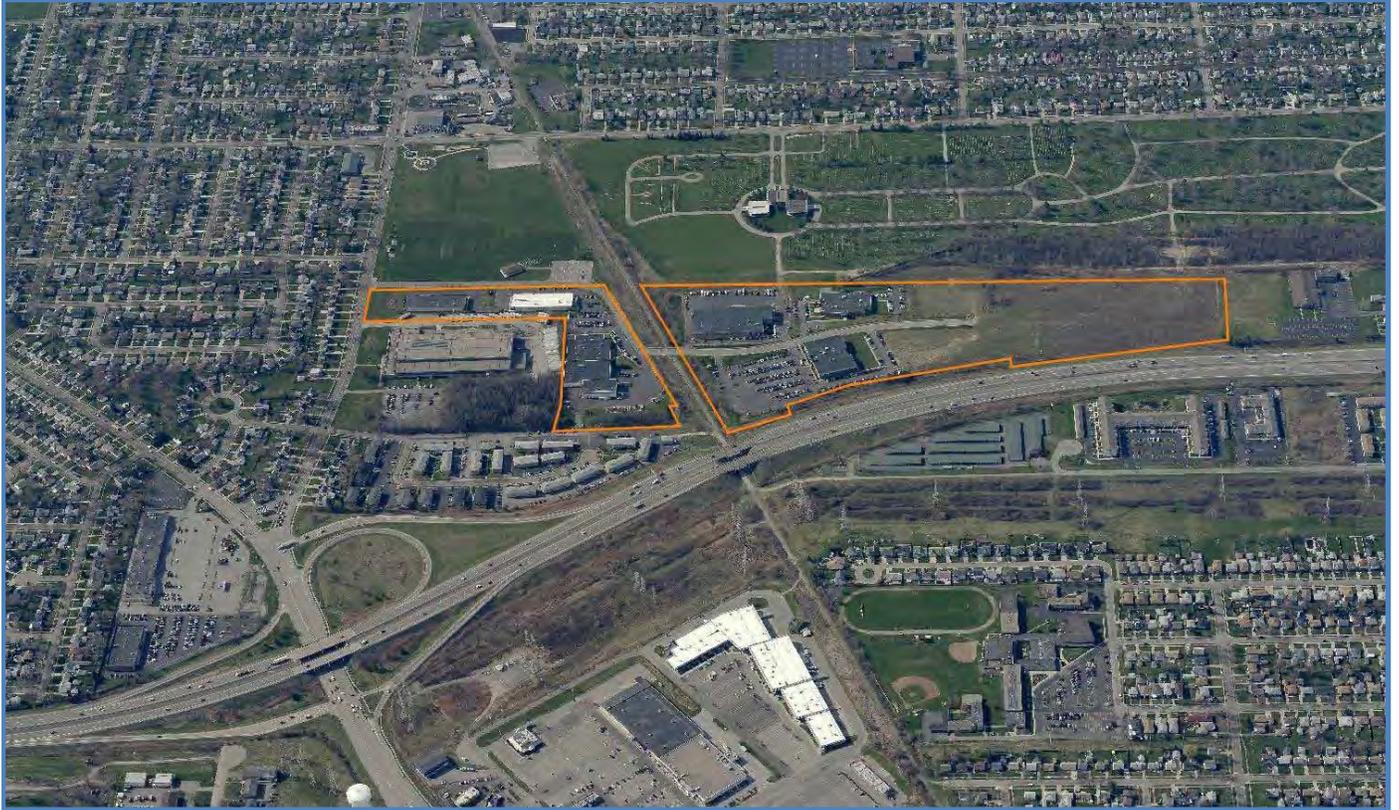
PROPERTY MAP



PROPERTY SUMMARY	SITE STATISTICS
Address: Colvin Boulevard, Town of Tonawanda	Status & Type: Ready to Market/Show Industrial/Flex
Owner: Ciminelli Development, Centerpointe Corp Park 350 Essjay Road Williamsville, NY 14221 (716) 631-8000 or http://www.ciminelli.com	Special Designation: Total Acres: 42 +/- Available Acres: 14 +/- Largest Parcel Available: 14 +/- Total Buildable Acres for Largest Parcel: 14 +/-
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: <ul style="list-style-type: none"> • Water – Town of Tonawanda • Sewer – Town of Tonawanda • Natural Gas – National Fuel Gas • Electricity – National Grid • Communication - Time Warner Cable <ul style="list-style-type: none"> - 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

UPDATES	ISSUES
<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • 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.

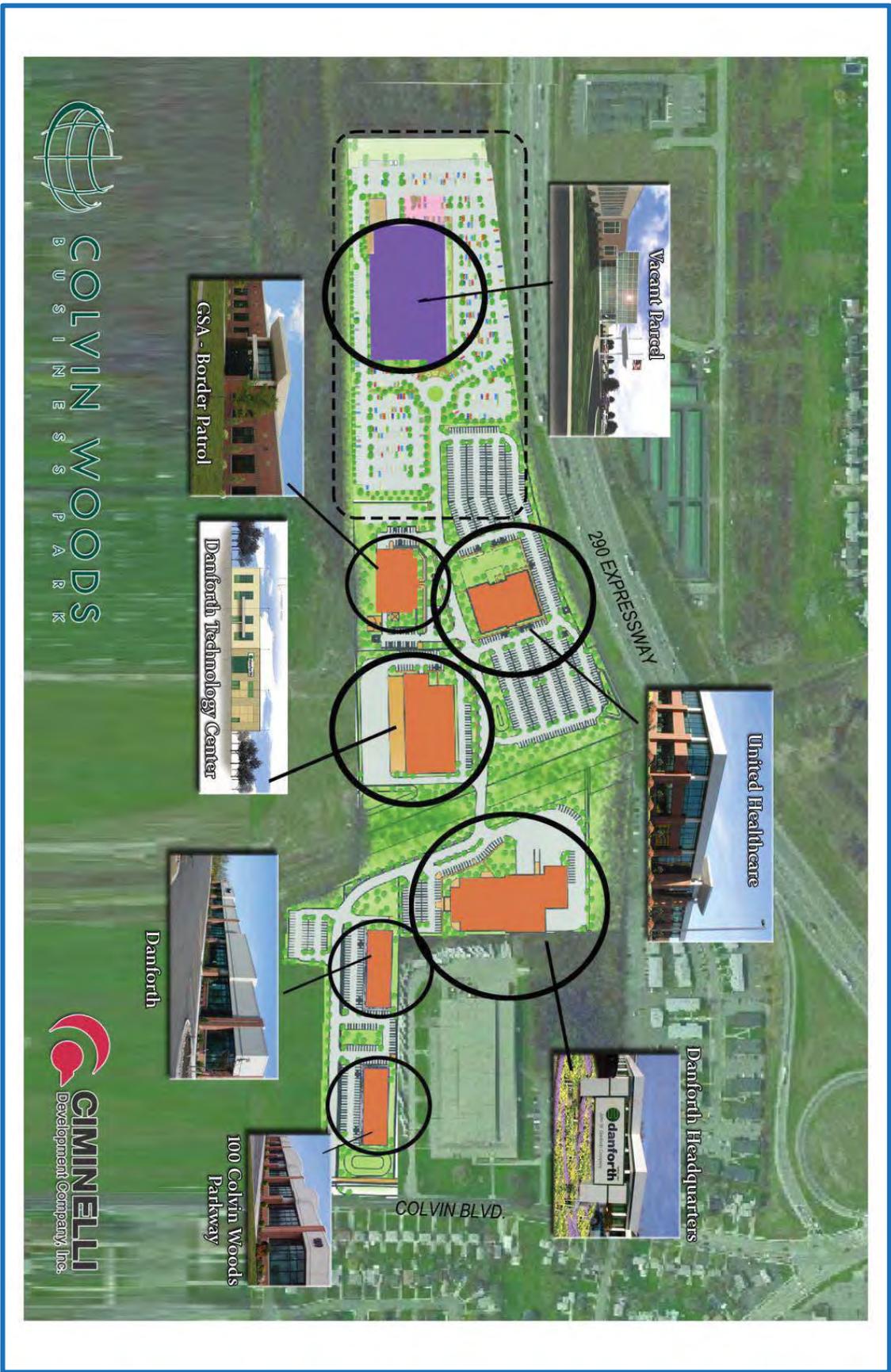
Colvin Woods Business Park lives up to its name with its beautifully preserved and naturally wooded surroundings. Add this to the Ciminelli standard of meticulously maintained landscaping, and it becomes more than just a business park. The land is ideal for outdoor lunches, walking or running, and even an occasional company picnic.



NEW YORK

FLORIDA

PENNSYLVANIA





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 Delaware 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 Delaware Rd.

Legend

	Telephone Fiber
	CATV Fiber
	Cable COAX
	CLEC Fiber
	Site Area

Erie County Colvin Woods Business Park



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 Owner	Distance from Site
Verizon	.1 mile
Spectrum / TW	.1 mile
CLEC	.1 mile

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

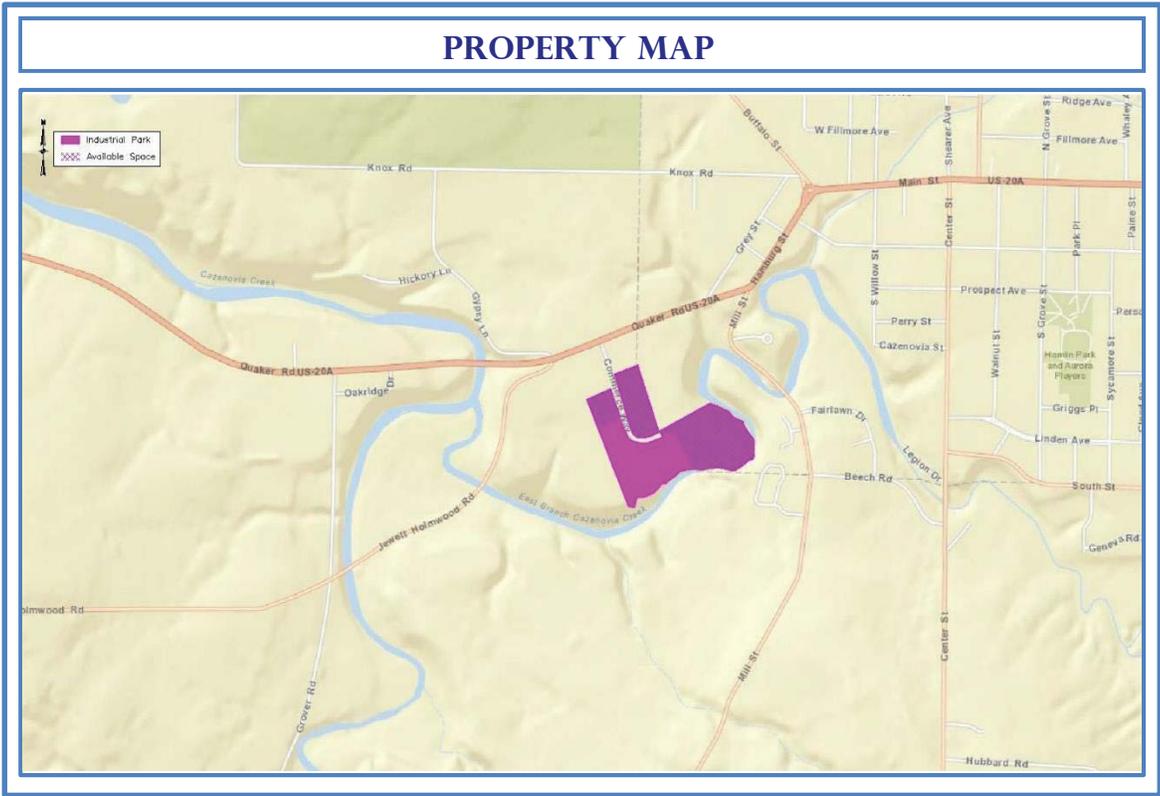
Verizon services include DSL, T1, DS3, dedicated business Ethernet services from 3Mbps up to 1Gbps, MPLS, cloud services, web hosting, managed office, and business phone services.

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.

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PROPERTY SUMMARY	SITE STATISTICS
Address: Route 20A, Village of East Aurora, NY	Status & Type: Ready to Market/Show Office/Flex/R&D Special Designation: None
Owner: Benderson Development 570 Delaware Avenue Buffalo, NY 14202 (716) 886-0211	Total Acres: 40 +/- Available Acres: 24 +/- Largest Parcel Available: 15 +/- Total Buildable Acres for Largest Parcel: 10 +/-
Site Description: High end office/flex/R&D/light manufacturing site within village	Zoning: Manufacturing Building Design Standards: N/A
Utilities: <ul style="list-style-type: none"> • 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 	Access Road: Access road constructed from Quaker Road (20A) Current Tenants: Astronics Corporation
UPDATES	ISSUES
<ul style="list-style-type: none"> • Site well buffered from the surrounding properties. • Primary tenant Astronics Luminescent Systems has recently completed expansion. 	<ul style="list-style-type: none"> • 10 miles to Interstate (I-90), 2.6 miles to Aurora Expressway (State Route 400).







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.

Legend

	Telephone Fiber
	CATV Fiber
	Cable COAX
	CLEC Fiber
	Site Area

Erie County Commerce Green Industrial Park



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 Owner	Distance from Site
Verizon	.1 mile
Spectrum / TW	.1 mile

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.

Competitive Services

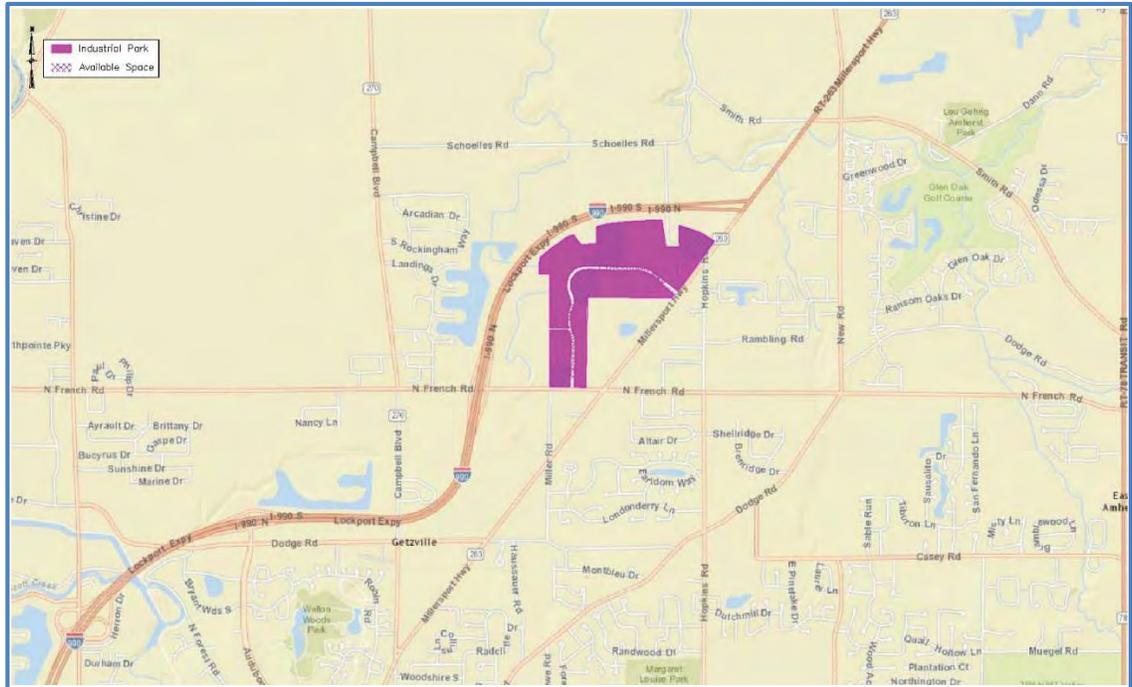
Verizon services include DSL, T1, DS3, dedicated business Ethernet services from 3Mbps up to 1Gbps, MPLS, cloud services, web hosting, managed office, and business phone services.

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.

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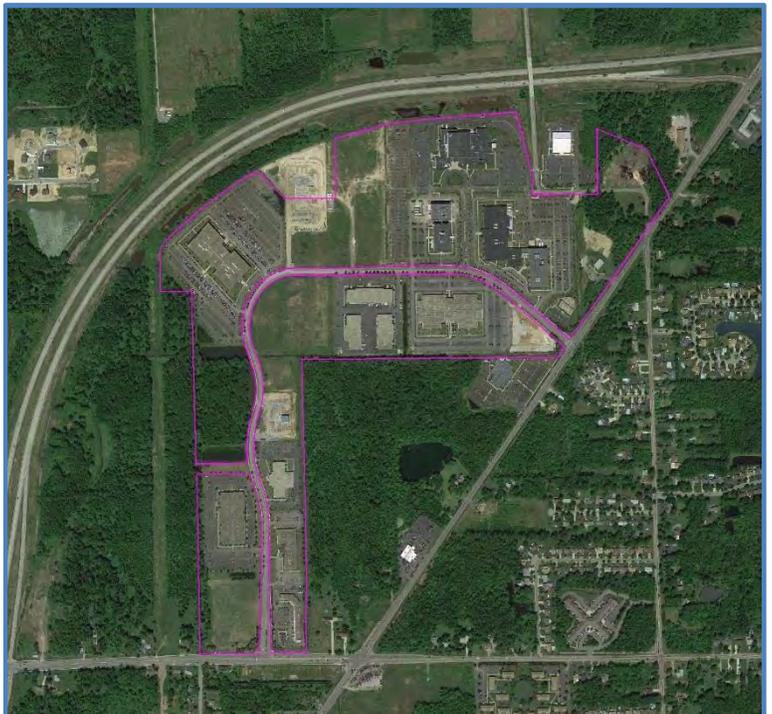
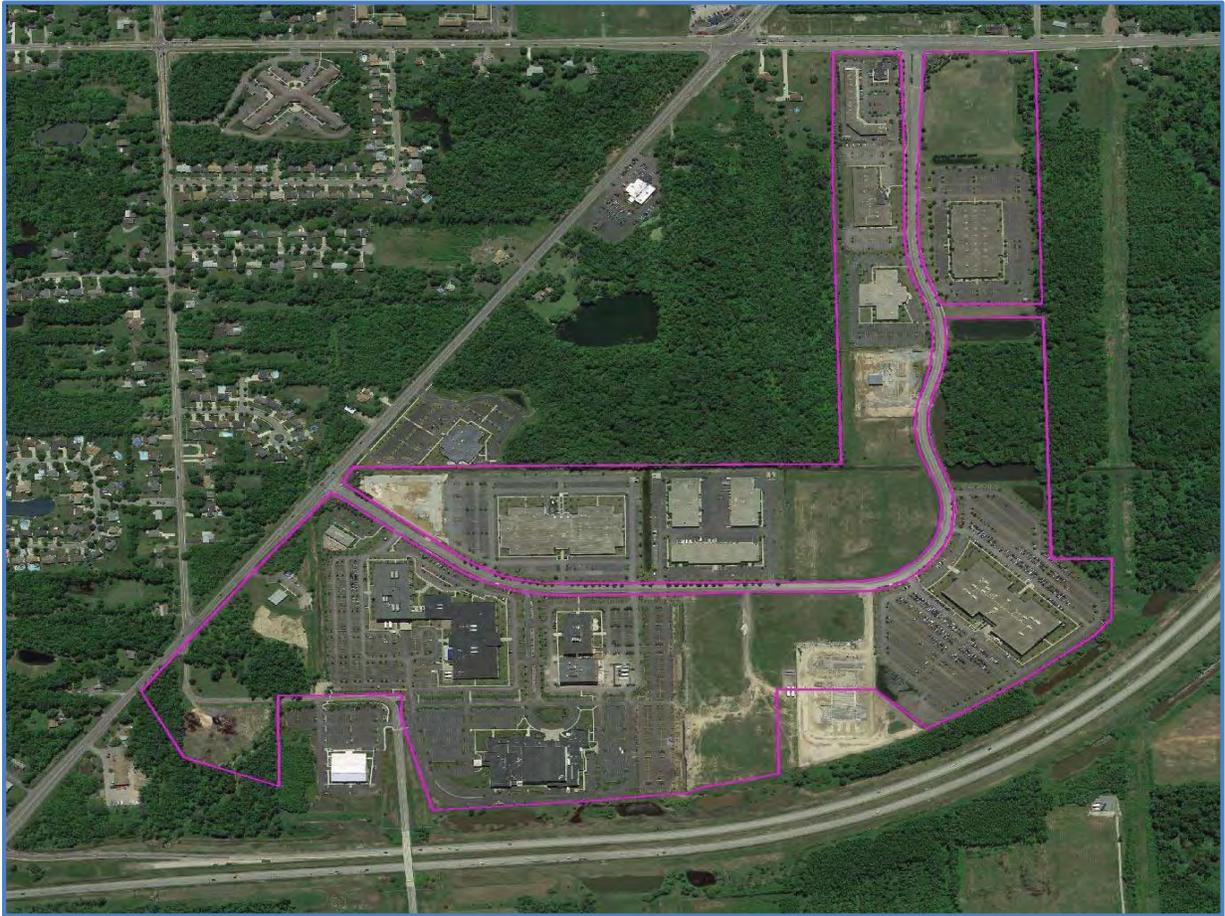


PROPERTY MAP



PROPERTY SUMMARY	SITE STATISTICS
<p>Address: Millersport Highway, near Hopkins Road Amherst, NY</p>	<p>Status & Type: Ready to Market/Show Office/Flex/R&D</p> <p>Special Designation:</p>
<p>Owner: Uniland Development Company 100 Corporate Parkway, Amherst, NY 14226 (716) 834-5000</p>	<p>Total Acres: 200 +/- Available Acres: 44 +/- Largest Parcel Available: 10 +/- Total Buildable Acres for Largest Parcel: 10 +/-</p>
<p>Site Description: Greenfield site is a mixed-use commercial development with and zoned to accommodate office, research, and light industrial and distribution facilities.</p>	<p>Zoning: Mixed-Office, Research, Light Industrial and Distribution</p> <p>Building Design Standards: N/A</p>
<p>Utilities:</p> <ul style="list-style-type: none"> • Water – Erie County Water Authority • Sewer – Town of Amherst • Natural Gas – National Fuel Gas • Electricity – National Grid • Communication - Time Warner Cable <ul style="list-style-type: none"> - Verizon - Fiber Technologies Networks, Inc. - Level 3 Communication, Inc. 	<p>Access Road: Millersport Highway and North French Road</p> <p>Current Tenants: ATTO Technology, Bank of America, NCO, Chapel, Citicorp, Geico, EduKids Child Care Center Amherst, Fidelis Care, Patterson Dental</p>
UPDATES	ISSUES
<ul style="list-style-type: none"> • New Crosspoint Square retail plaza in complex. . 	<ul style="list-style-type: none"> • Property owner has a build-to-suit stipulation.







40 +/- acres of shovel-ready land available

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.

Legend

	Telephone Fiber
	CATV Fiber
	Cable COAX
	CLEC Fiber
	Site Area

Erie County Crosspoint Business Park



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 Owner	Distance from Site
Verizon	.1 mile
Spectrum / TW	.1 mile
CLEC	.1 mile

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.

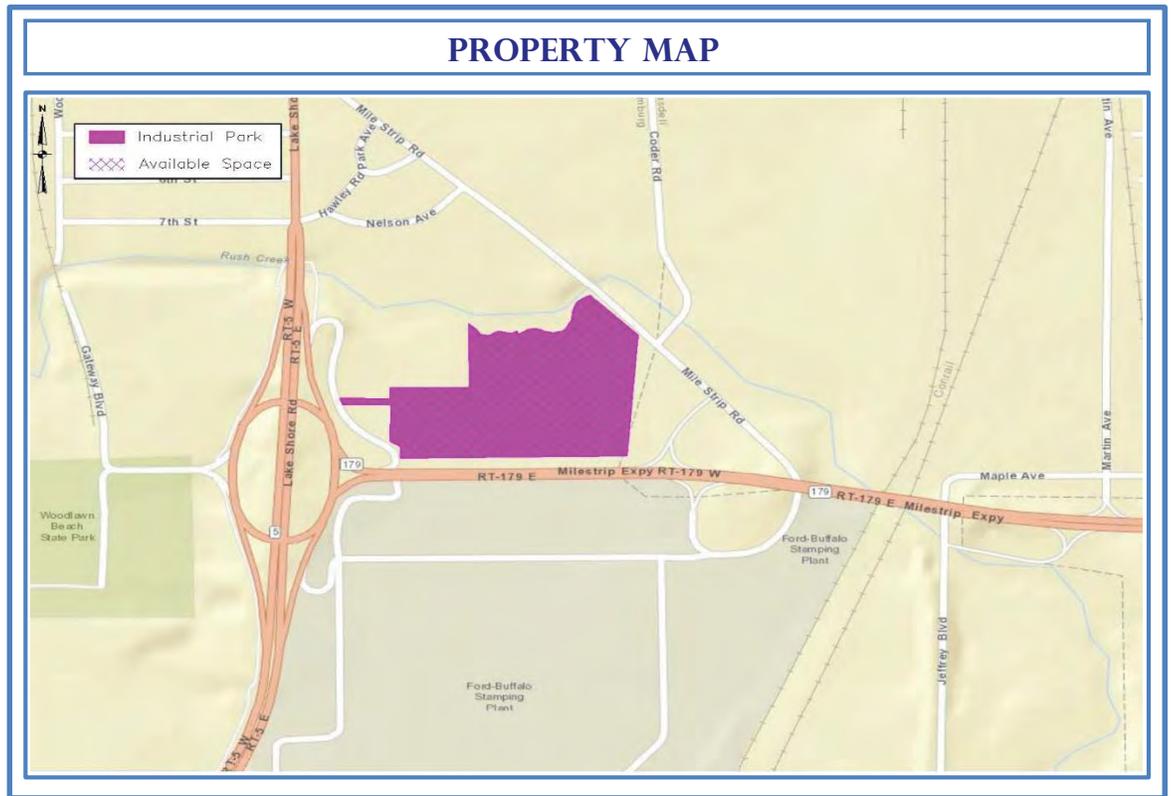
Spectrum can provide dedicated fiber optic Internet - symmetrical download/upload, up to 60Mbps. As part of the merger with Time Warner, Spectrum has committed to system upgrades that will allow for up to 100 Mbps.

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.

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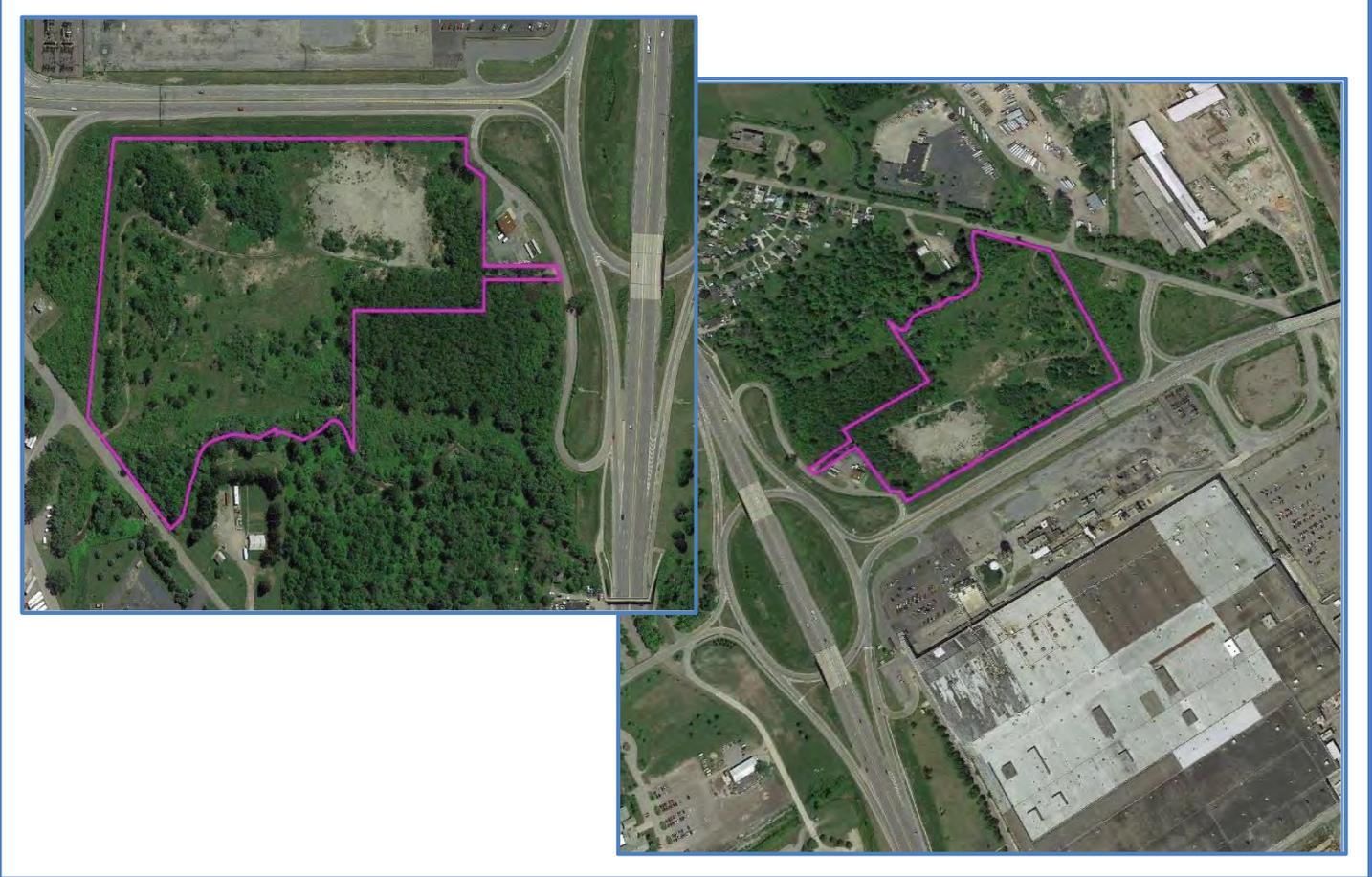


CROSSROADS INDUSTRIAL PARK



PROPERTY SUMMARY	SITE STATISTICS
<p>Address: Milestrip Road, Town of Hamburg</p>	<p>Status & Type: Ready to Market/Show Industrial/Flex</p> <p>Special Designation: None</p>
<p>Owner: R&P Oak Hill 3556 Lakeshore Road, Suite 620 Buffalo, NY 14219 (716) 822-4966</p>	<p>Total Acres: 34.5 +/- Available Acres: 30 +/- Largest Parcel Available: 20 +/- Total Buildable Acres for Largest Parcel: 17+/-</p>
<p>Site Description: 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.</p>	<p>Zoning: Industrial</p> <p>Building Design Standards: N/A</p>
<p>Utilities:</p> <ul style="list-style-type: none"> • Water – Erie County Water Authority • Sewer – Erie County Sewer District • Natural Gas – National Fuel Gas • Electricity – National Grid • Communication - Time Warner Cable - Verizon 	<p>Access Road: None in place, access available from NYS Route 5 and Old Milestrip Road</p> <p>Current Tenants: None</p>
UPDATES	ISSUES
<ul style="list-style-type: none"> • None. 	<ul style="list-style-type: none"> • Site has been used various times for material storage by NYSDOT during road construction projects. • Site needs infrastructure.





R.A.F. RUMSEY
 3800 WASHINGTON BLVD. SUITE 200
 FARMINGDALE, NY 11735-4247
 PHONE: (516) 241-1100 FAX: (516) 241-4247
 NOTICE
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 THIS PLAN IS THE PROPERTY OF R.A.F. RUMSEY & ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.
 ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF R.A.F. RUMSEY & ASSOCIATES, INC. IS STRICTLY PROHIBITED.

NO.	DATE	BY	REVISIONS

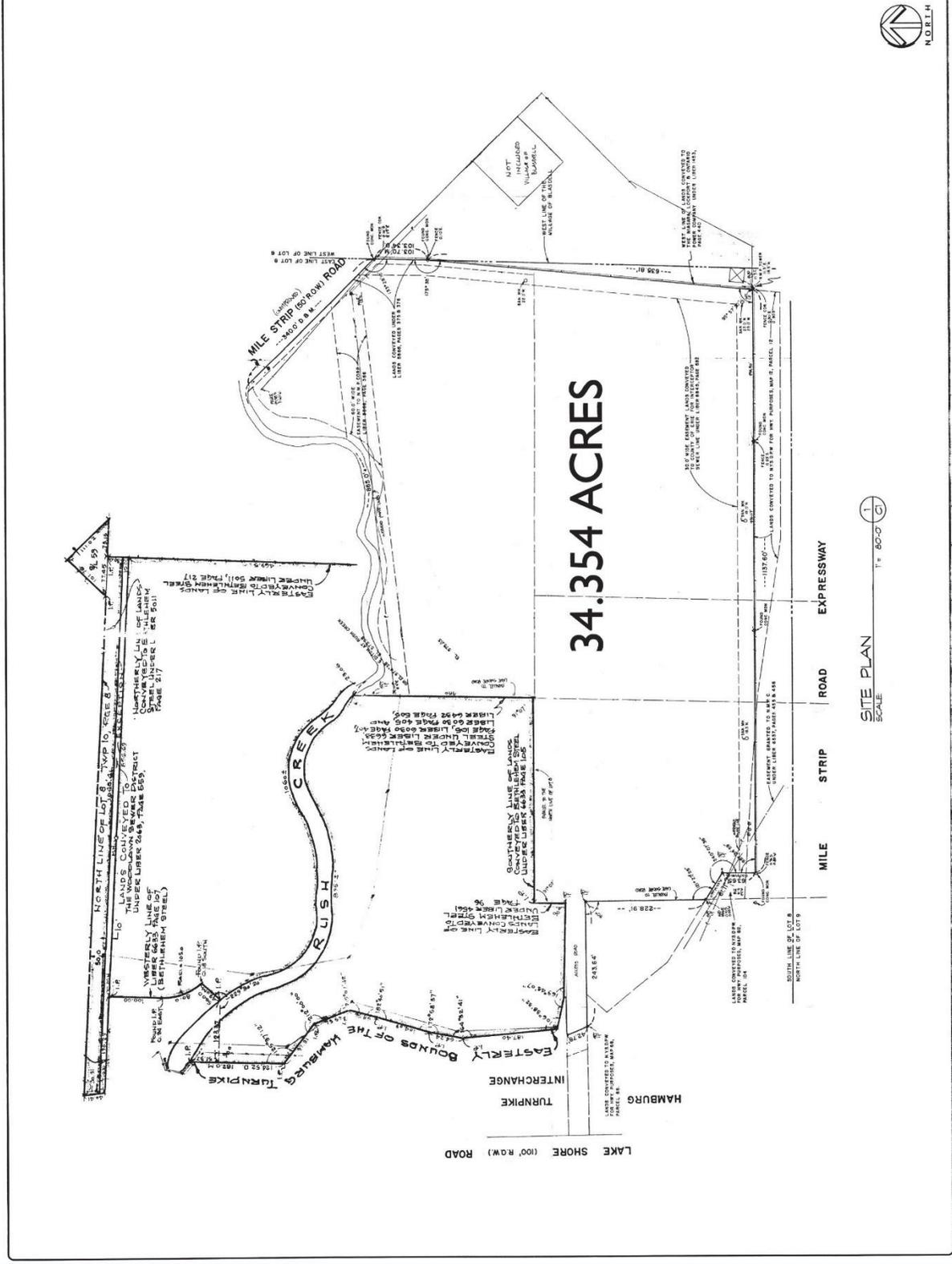
Cross Roads

 Lakeshore Road
 Hamburg, New York

TITLE: **SITE PLAN**

JAMES A. RUMSEY
 ARCHITECT
 3800 WASHINGTON BLVD. SUITE 200
 FARMINGDALE, NY 11735-4247

Drawn By: **CI**
 Checked By: **CI**
 Date: **11.02.05**
 Project No: **11111111**
 Drawing No: **1**





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.

Legend

	Telephone Fiber
	CATV Fiber
	Cable COAX
	CLEC Fiber
	Site Area

Erie County Crossroads Industrial Park



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 Owner	Distance from Site
Verizon	.5 mile
Spectrum / TW	.5 mile

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.

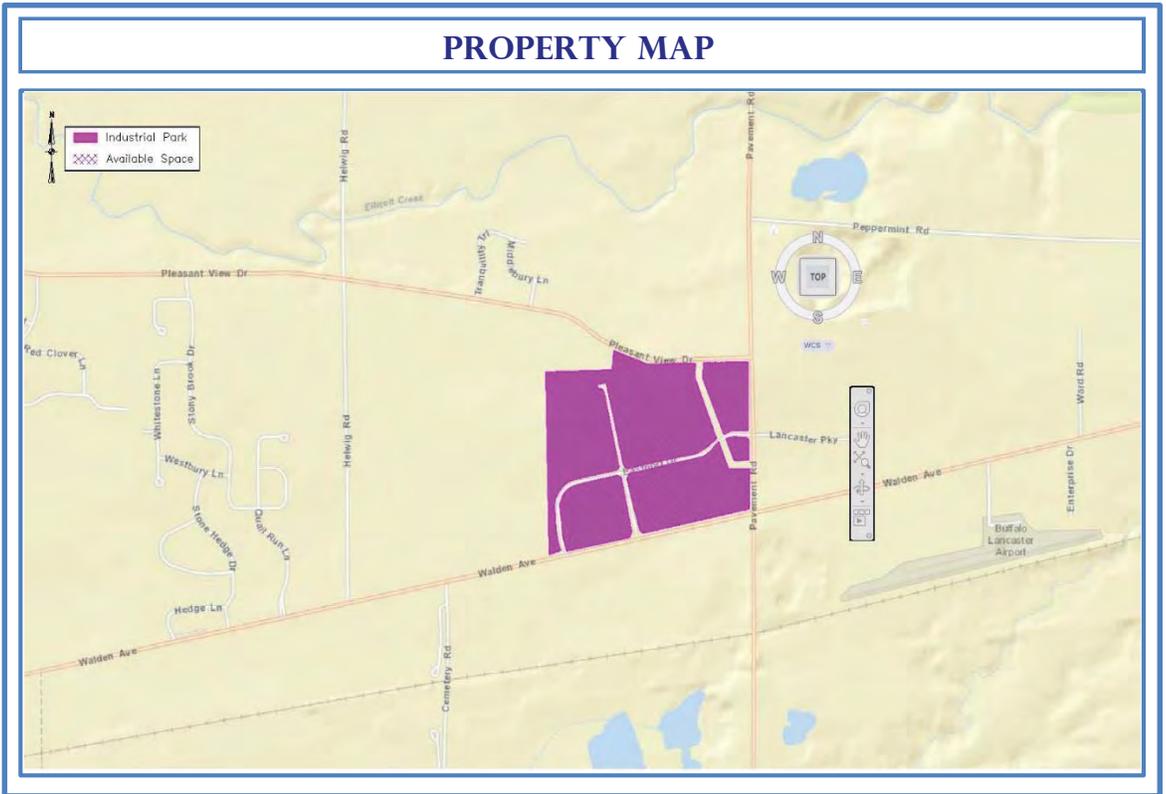
Competitive Services

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.

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PROPERTY SUMMARY	SITE STATISTICS
<p>Address: Walden Avenue at Pavement Road, Town of Lancaster</p>	<p>Status & Type: Ready to market and build Industrial/Warehousing</p> <p>Special Designation: Certified Shovel-Ready through Build NOW NY</p>
<p>Owner: Uniland Development Company University Corporate Parkway Amherst, New York 14226 (716) 834-5000 or www.uniland.com</p>	<p>Total Acres: 128 +/- Available Acres: 121 +/- Largest Parcel Available: 76 +/- Total Buildable Acres for Largest Parcel: 66 +/-</p>
<p>Site Description: Greenfield site, manufacturing and distribution</p>	<p>Zoning: Manufacturing</p> <p>Building Design Standards: Developer controlled</p>
<p>Utilities:</p> <ul style="list-style-type: none"> • Water – Erie County Water Authority • Sewer – Erie County Sewer District • Natural Gas – National Fuel Gas • Electricity – National Grid • Communication - Time Warner Cable - Verizon 	<p>Access Road: Eastport Drive, off of Walden Ave</p> <p>Current Tenants: None</p>
UPDATES	ISSUES
<ul style="list-style-type: none"> • Site infrastructure is complete. • Site is being marketed. 	<ul style="list-style-type: none"> • National Fuel ROW bisects site. • Parcel size and shape (limited acreage). • Build-to-suit (ownership)







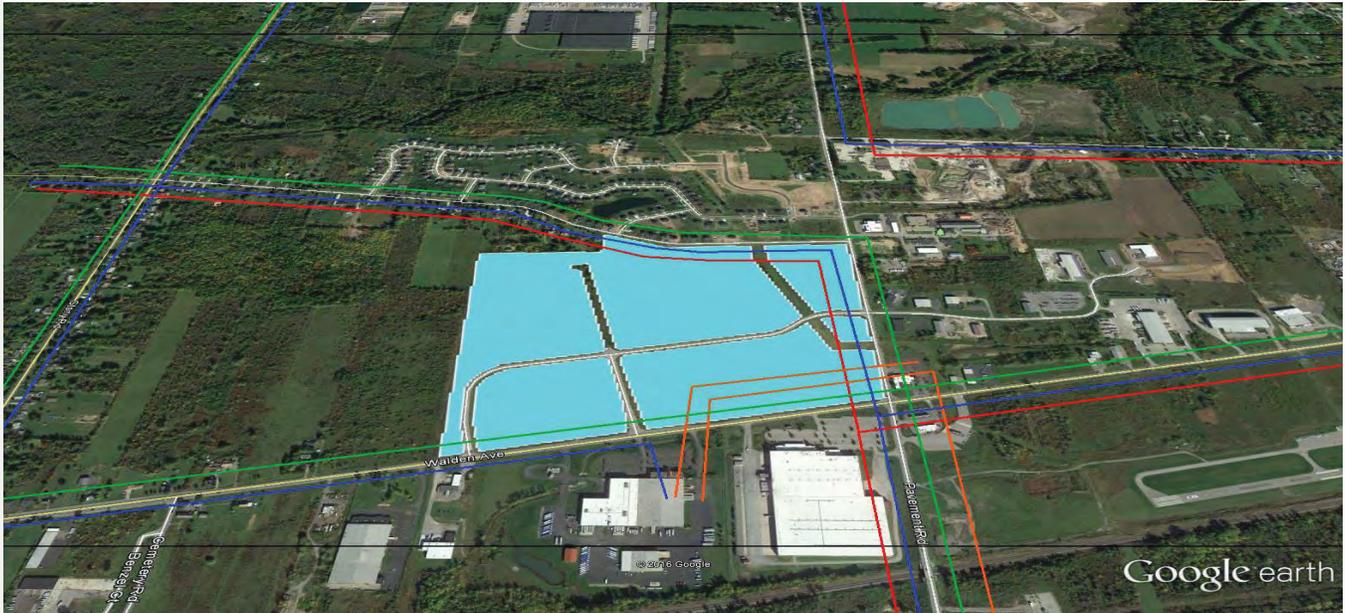
Immediate build-to-suit development opportunities

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.
- **Spectrum** 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.

Legend

	Telephone Fiber
	CATV Fiber
	Cable COAX
	CLEC Fiber
	Site Area

Erie County Eastport Commerce Center



Fiber Availability/Services at Site

Approximate distance to the nearest fiber infrastructure by owner is illustrated in the chart

Fiber Owner	Distance from Site
Verizon	.1 mile
Spectrum / TW	.1 mile

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

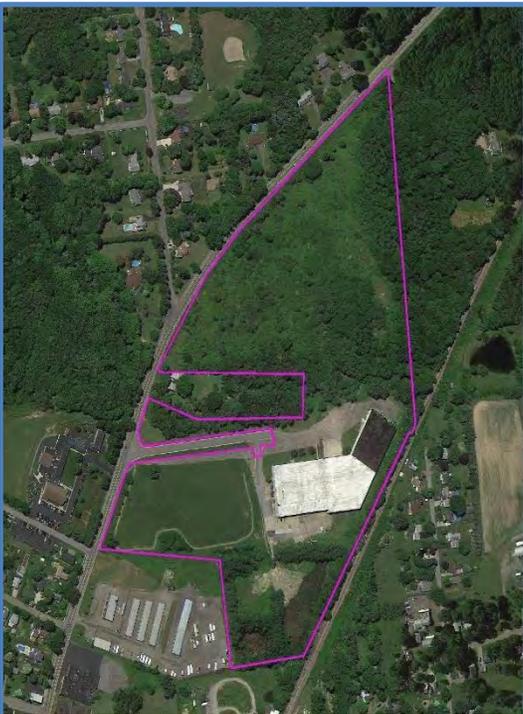
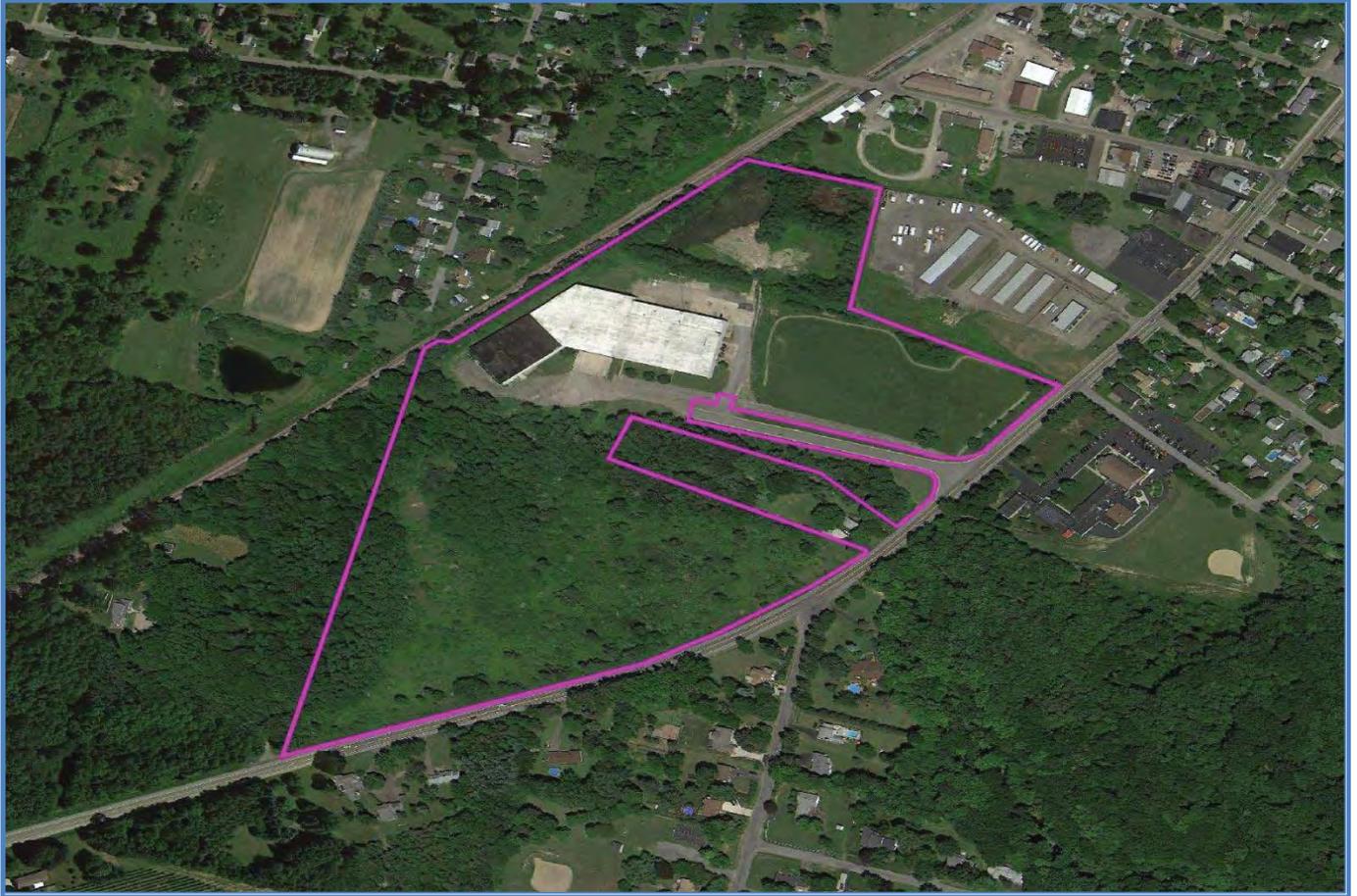
Competitive Services

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.

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.







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.

Legend

	Telephone Fiber
	CATV Fiber
	Cable COAX
	CLEC Fiber
	Site Area

Erie County Eden Industrial Park



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 Owner	Distance from Site
Verizon	.4 mile
Spectrum / TW	.1 mile

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

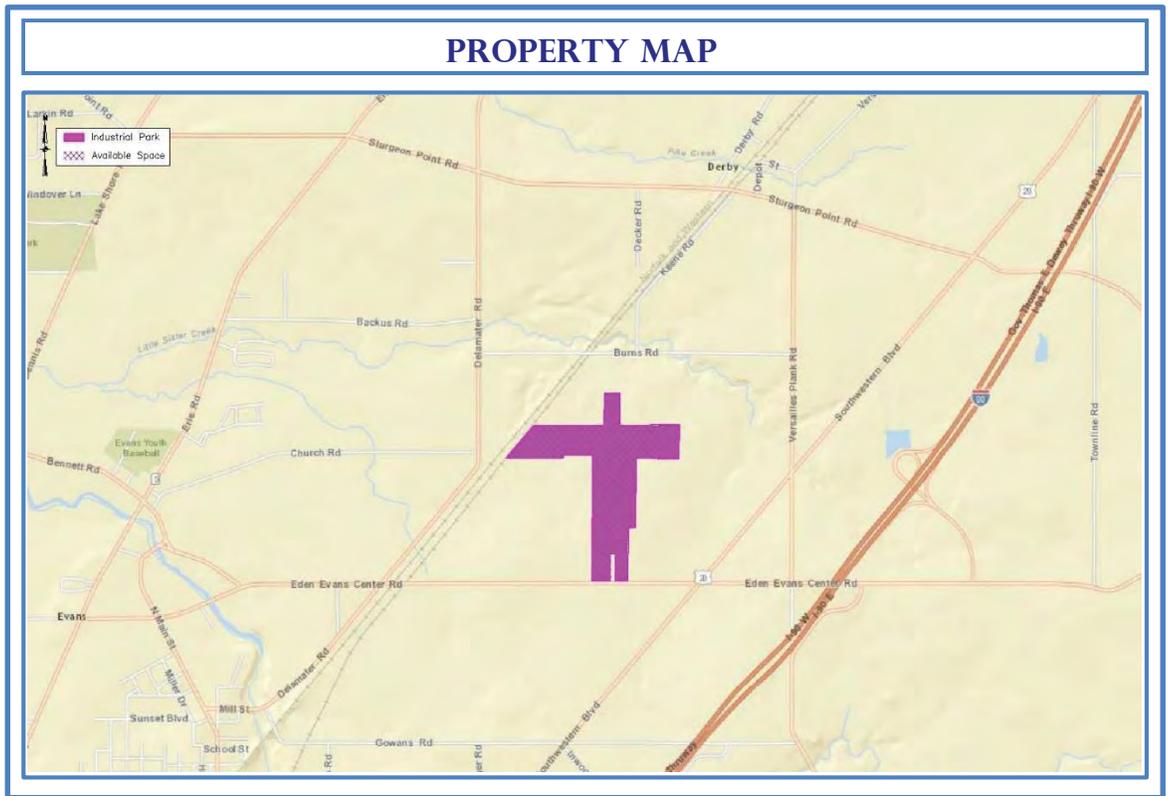
Verizon services include DSL, T1, DS3, dedicated business Ethernet services from 3Mbps up to 1Gbps, MPLS, cloud services, web hosting, managed office, and business phone services.

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.

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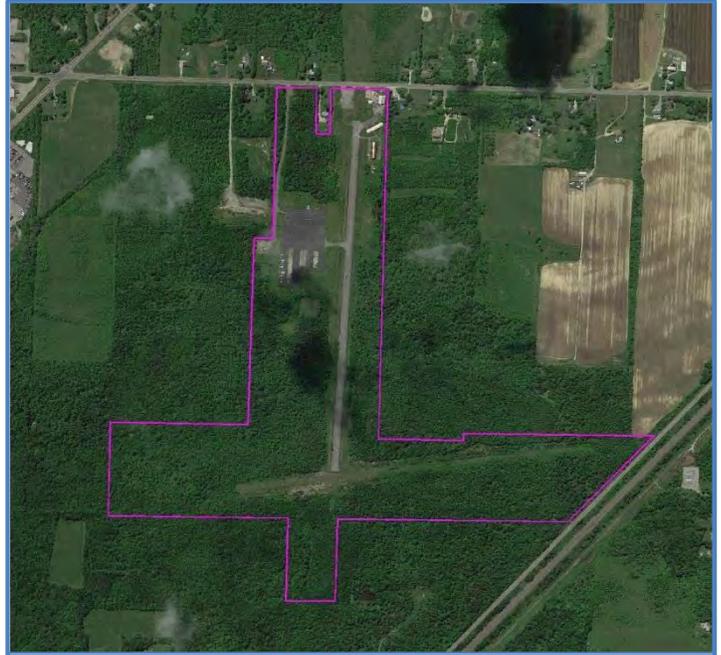
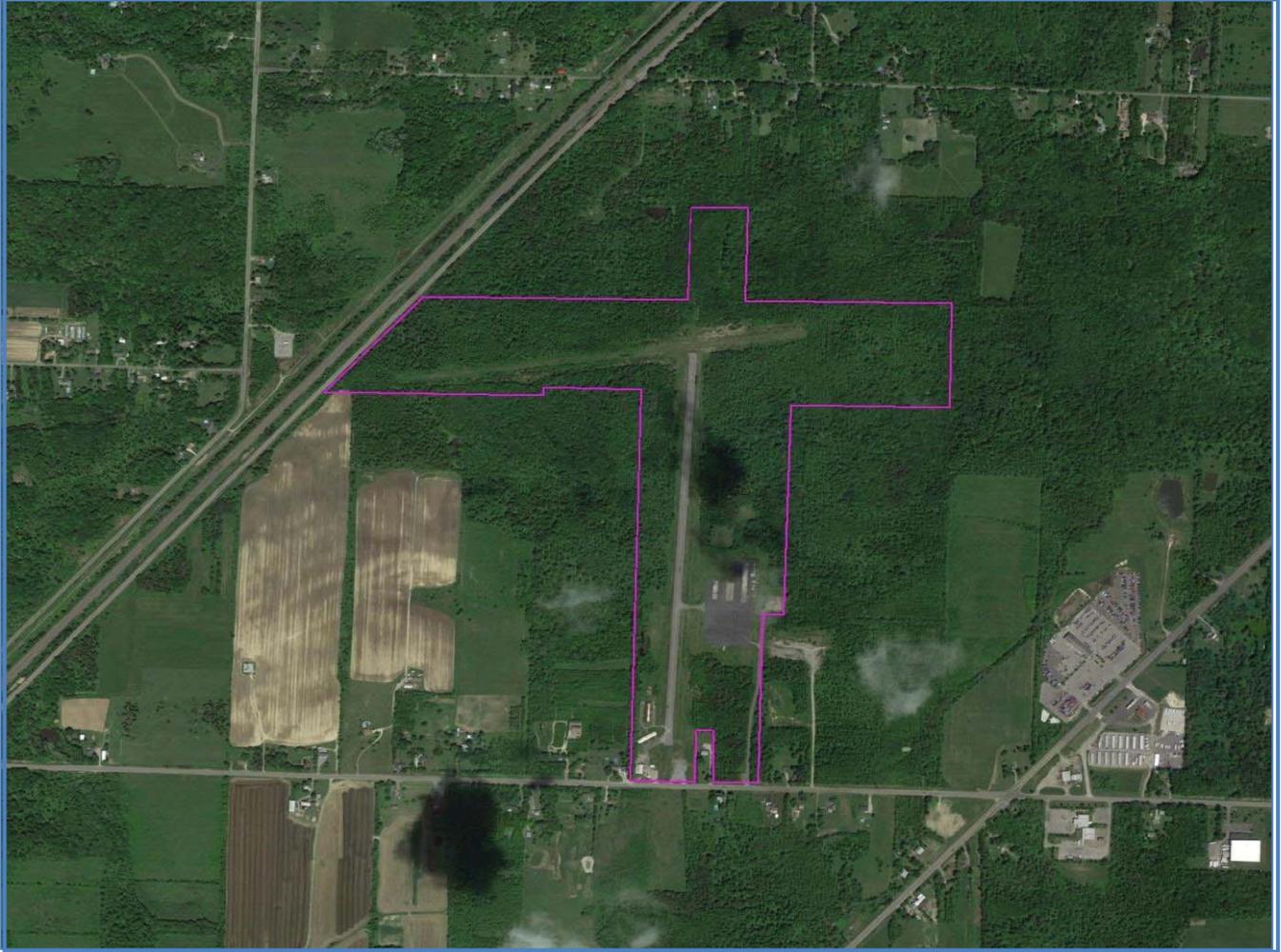
EVANS INDUSTRIAL PARK



PROPERTY SUMMARY	SITE STATISTICS
Address: Eden-Evans Center Road, Town of Evans, NY	Status & Type: In Process Industrial/Flex Special Designation: None
Owner: Delaware Marketing and Management, Inc. Richard Tocha (716) 947-4769	Total Acres: 158 +/- Available Acres: 152 +/- Largest Parcel Available: 152 +/- Total Buildable Acres for Largest Parcel: 140 +/-
Site Description: Former Angola airport, also has rail access to Norfolk Southern Railroad	Zoning: Manufacturing Building Design Standards: N/A
Utilities: <ul style="list-style-type: none"> • 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 	Access Road: From Eden-Evans Center Road, former runway is access road Current Tenants: None

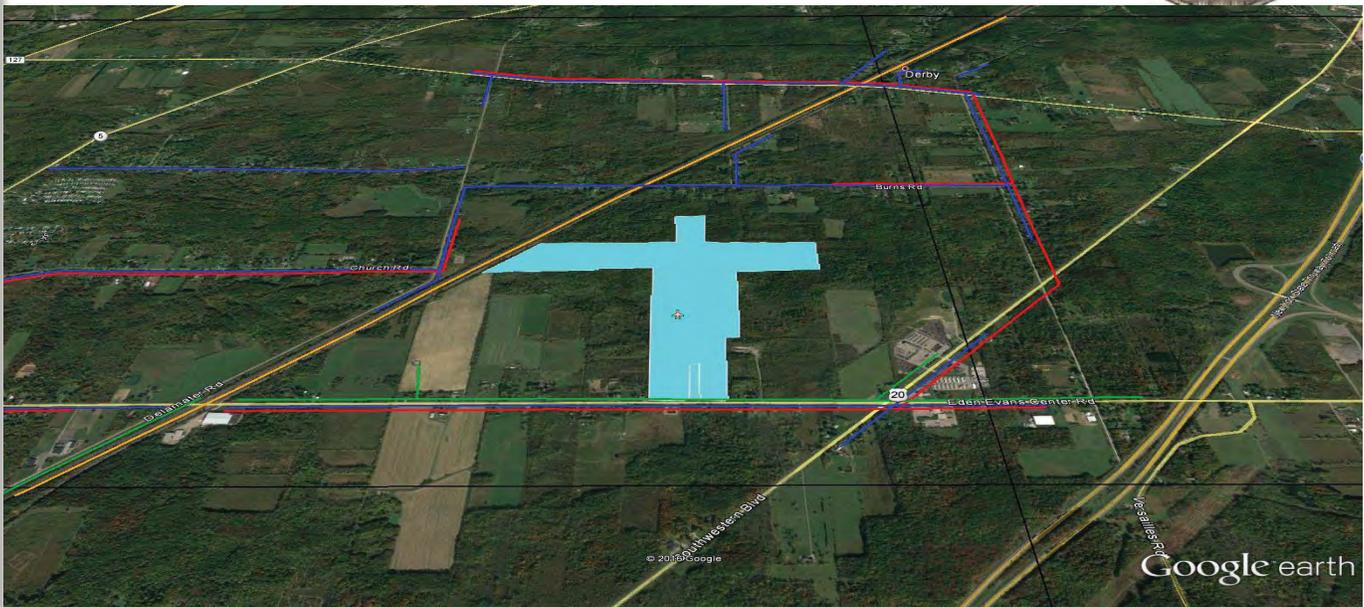
UPDATES	ISSUES
<ul style="list-style-type: none"> • Planning studies for conversion to industrial park are complete. • Located two miles from Interstate 90 • Adjacent to Norfolk Southern main rail line. 	<ul style="list-style-type: none"> • Site is former Angola Airport. • Needs infrastructure to be 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.







Erie County Evans Industrial Park



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 aurally along Dalameter Rd.

Legend

	Telephone Fiber
	CATV Fiber
	Cable COAX
	CLEC Fiber
	Site Area

Erie County Evans Industrial Park



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 Owner	Distance from Site
Verizon	.1 mile
Spectrum / TW	.1 mile
CLEC	.1 mile

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.

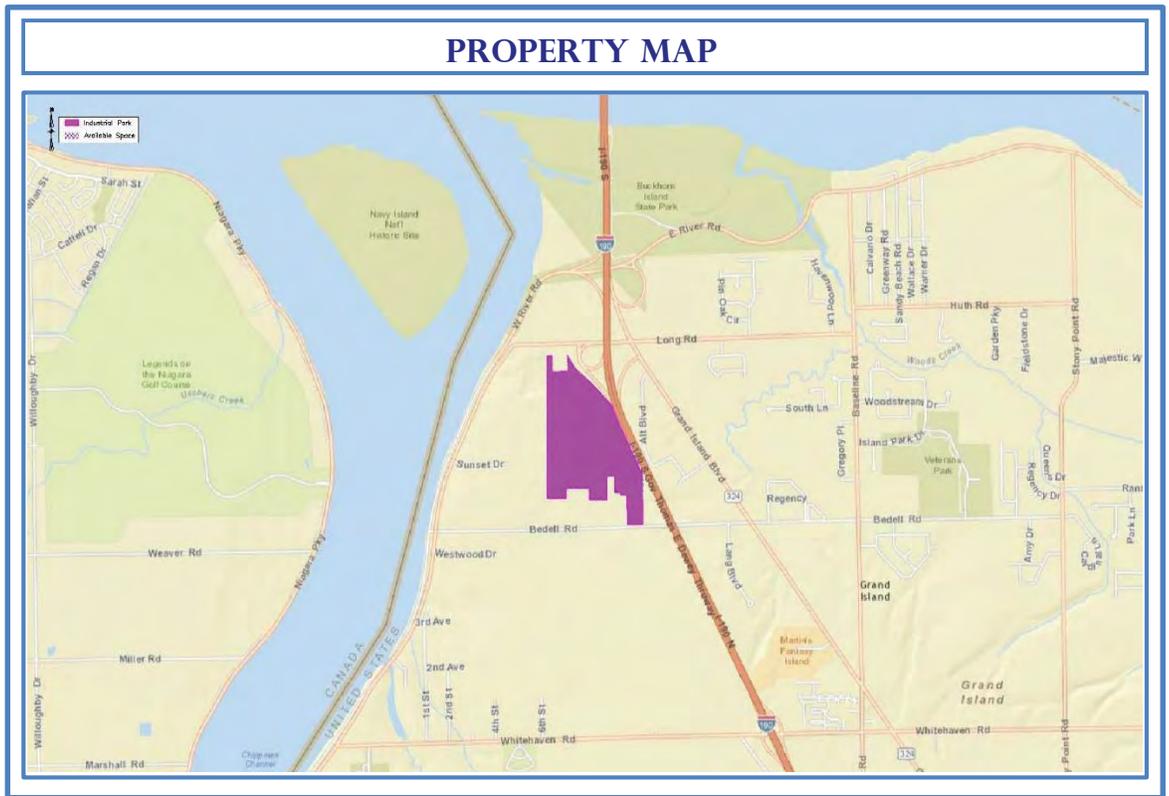
Spectrum can provide dedicated fiber optic Internet - symmetrical download/upload, up to 60Mbps. As part of the merger with Time Warner, Spectrum has committed to system upgrades that will allow for up to 100 Mbps.

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.

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GRAND ISLAND GATEWAY CENTER

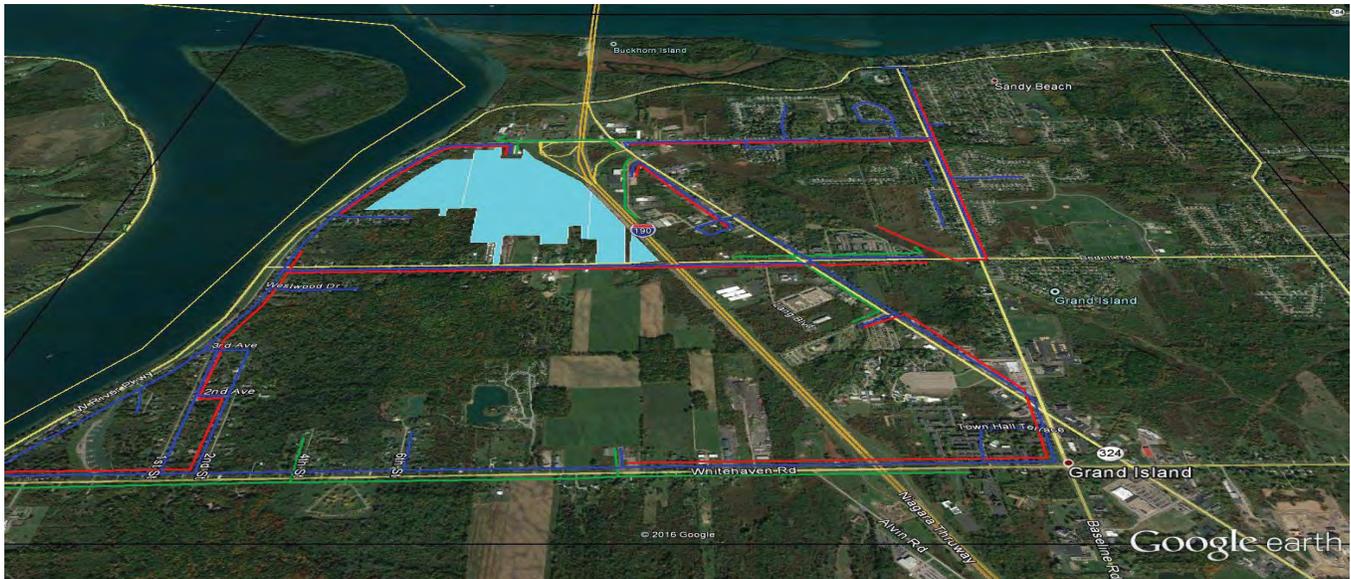


PROPERTY SUMMARY	SITE STATISTICS
<p>Address: Between Bedell Road and Long Road, Town of Grand Island</p>	<p>Status & Type: Ready to Market/Show Office/Flex/R&D</p> <p>Special Designation: None</p>
<p>Owner: Acquest Development 80 Curtwright Drive, Buffalo, NY 14221 http://www.acquestdevelopment.com (716) 204-3570</p>	<p>Total Acres: 144+/- Available Acres: 144 +/- Largest Parcel Available: 144 +/- Total Buildable Acres for Largest Parcel: 100 +/-</p>
<p>Site Description: Greenfield site immediately adjacent to I-190 for high visibility</p>	<p>Zoning: Industrial</p> <p>Building Design Standards: N/A</p>
<p>Utilities:</p> <ul style="list-style-type: none"> • Water – Town of Grand Island • Sewer – Town of Grand Island • Natural Gas – National Fuel Gas • Electricity – National Grid • Communication - Time Warner Cable - Verizon 	<p>Access Road: None in place, access available from Bedell Road and Long Road.</p> <p>Current Tenants: None</p>
UPDATES	ISSUES
<ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • 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 south east 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.

Legend

	Telephone Fiber
	CATV Fiber
	Cable COAX
	Site Area

Erie County Grand Island Gateway Center



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 Owner	Distance from Site
Verizon	.1 mile
Spectrum / TW	.1 mile

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.

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PROPERTY MAP



PROPERTY SUMMARY	SITE STATISTICS
<p>Address: Bayview Road at Route 5, Town of Hamburg, NY</p>	<p>Status & Type: Ready to Market/Show Industrial/Flex Special Designation: None</p>
<p>Owner: Town of Hamburg Mike Bartlett, Executive Director, Hamburg IDA 6100 South Park Avenue, Hamburg, NY 14075 (716) 648-4145</p>	<p>Total Acres: 136 +/- Available Acres: 68+/- Largest Parcel Available: 68 +/- Total Buildable Acres for Largest Parcel: 68 +/-</p>
<p>Site Description: 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.</p>	<p>Zoning: Heavy Industrial Building Design Standards: N/A</p>
<p>Utilities:</p> <ul style="list-style-type: none"> • Water – Erie County Water Authority • Sewer – Erie County Sewer District • Natural Gas – National Fuel Gas • Electricity – National Grid • Communication - Time Warner Cable - Verizon 	<p>Access Road: None in place, access available from Route 5 and Bayview Road Current Tenants: Woodlawn Credit Union; Fed Ex</p>

UPDATES	ISSUES
<ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • 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 60 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](#)





- [Minutes & Reports](#)
- [Land Inquiries](#)
- [Images](#)

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.

[Home](#) - [About Us](#) - [Policies & FAQs](#) - [Tax Incentives](#) - [GIS](#) - [Links](#) - [Contact Us](#) - [Land Development Corp.](#)

[Meetings & Minutes](#)

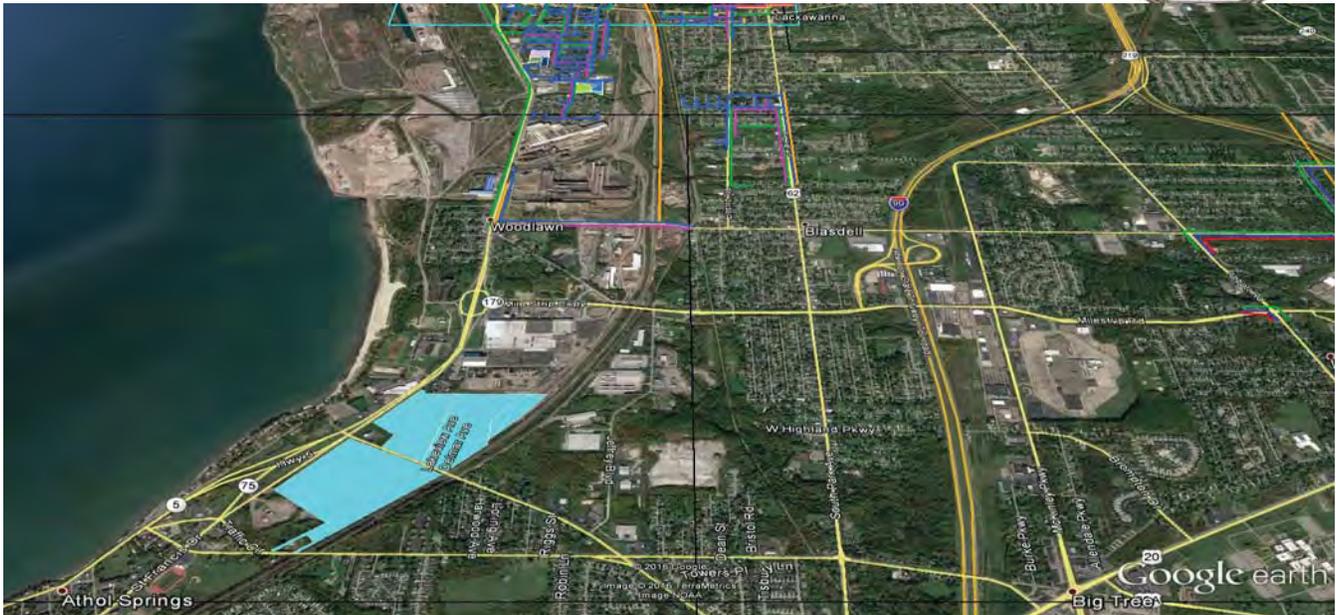
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[Site Map](#) | [Privacy Policy](#)

Website Designed and Hosted by I-Evolve Technology Services





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.

Legend

	Telephone Fiber
	CATV Fiber
	Cable COAX
	CLEC Fiber
	Site Area

Erie County Lake Erie Commerce Center



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 Owner	Distance from Site
Verizon	.1 mile
Spectrum / TW	.1 mile
CLEC	.1 mile

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

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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.

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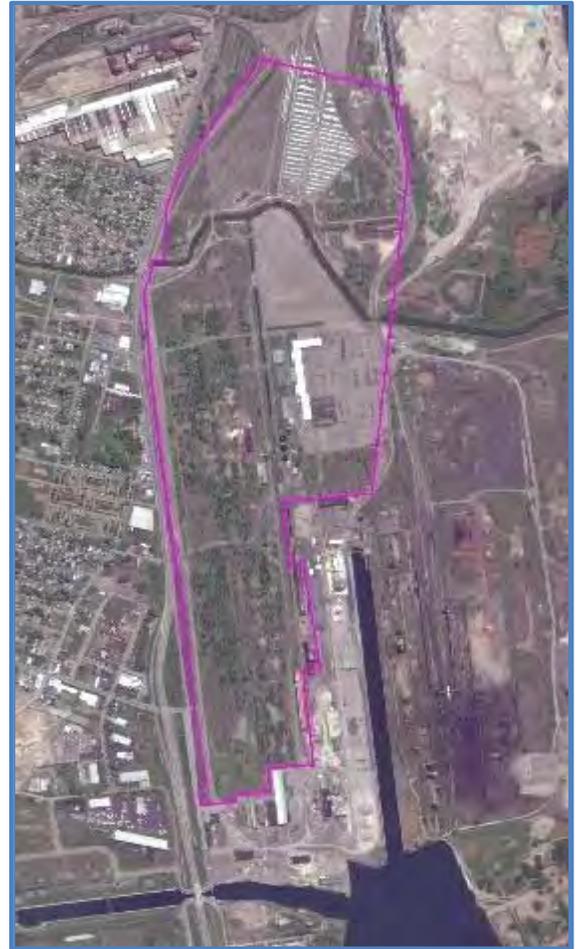
PROPERTY MAP



PROPERTY SUMMARY	SITE STATISTICS
<p>Address: NYS Route 5, City of Lackawanna, NY</p>	<p>Status & Type: In Process Industrial/Flex</p> <p>Special Designation: Empire Zone (portions of site)</p>
<p>Owner: Tecumseh Redevelopment, Inc. Paul Werthman c/o Benchmark EES 2558 Hamburg Turnpike Lackawanna, NY 14218 (716) 856-0599</p>	<p>Total Acres: 400 +/- Available Acres: 325 +/- Largest Parcel Available: 200 +/- Total Buildable Acres for Largest Parcel: 187 +/-</p>
<p>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.</p>	<p>Zoning: Light to heavy industrial; commercial</p> <p>Building Design Standards: City zoning has restrictions along NYS Route 5.</p>
<p>Utilities:</p> <ul style="list-style-type: none"> • Water – Erie County Water Authority • Sewer – Erie County Sewer District • Natural Gas – National Fuel Gas • Electricity – National Grid • Communication - Time Warner Cable - Verizon 	<p>Access Road: Major state artery, Route 5</p> <p>Current Tenants: Welded Tube, CN Railway Lumberyard</p>



UPDATES	ISSUES
<ul style="list-style-type: none"> • Business Parks I, II, and III have been entered into NYS Brownfield Cleanup Program. • Rail relocation design to be completed by December 2016. • Rail relocation construction to start first quarter 2017. 	<ul style="list-style-type: none"> • Rerouting of active rail line adjacent to Route 5 required. • Several large, vacant former steel production related facilities still exist on the property. • Property conveys a heavy industrial image; could discourage non-industrial users from consideration. • \$10-15 million of infrastructure improvements required for Phase I and II.







Brownfield Site - Lackawanna, New York

Lakewinds Site

Intersection of Route 5 and Ridge Road
Lackawanna, NY 14218

PROPERTY SUMMARY:	<ul style="list-style-type: none"> • 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:	<ul style="list-style-type: none"> • Zoned Industrial, Manufacturing
FOR:	<ul style="list-style-type: none"> • Negotiable: Sale or Lease
PROPERTY DETAILS:	<ul style="list-style-type: none"> • Business Park Phases I, II & III are already in the NYSDEC 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 a 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:	<ul style="list-style-type: none"> • Heavy power on-site • Natural gas, sewer & water on site • Eligible for low-cost hydropower
TRANSPORTATION:	<ul style="list-style-type: none"> • Rail served • Adjacent to Port of Buffalo • 3.3 miles (about 8 mins) to Interstate 90, 4.2 miles (about 3 mins) to Interstate 190
INCENTIVES:	<ul style="list-style-type: none"> • Incentives available for development



Contact:

Chris Pawenski, Erie County
P: (716) 858-2950 F: (716) 858-7248
E: pawenskc@erie.gov

For more information, visit www.buffaloniagaracks.com

Buffalo Niagara: Where Life Works.

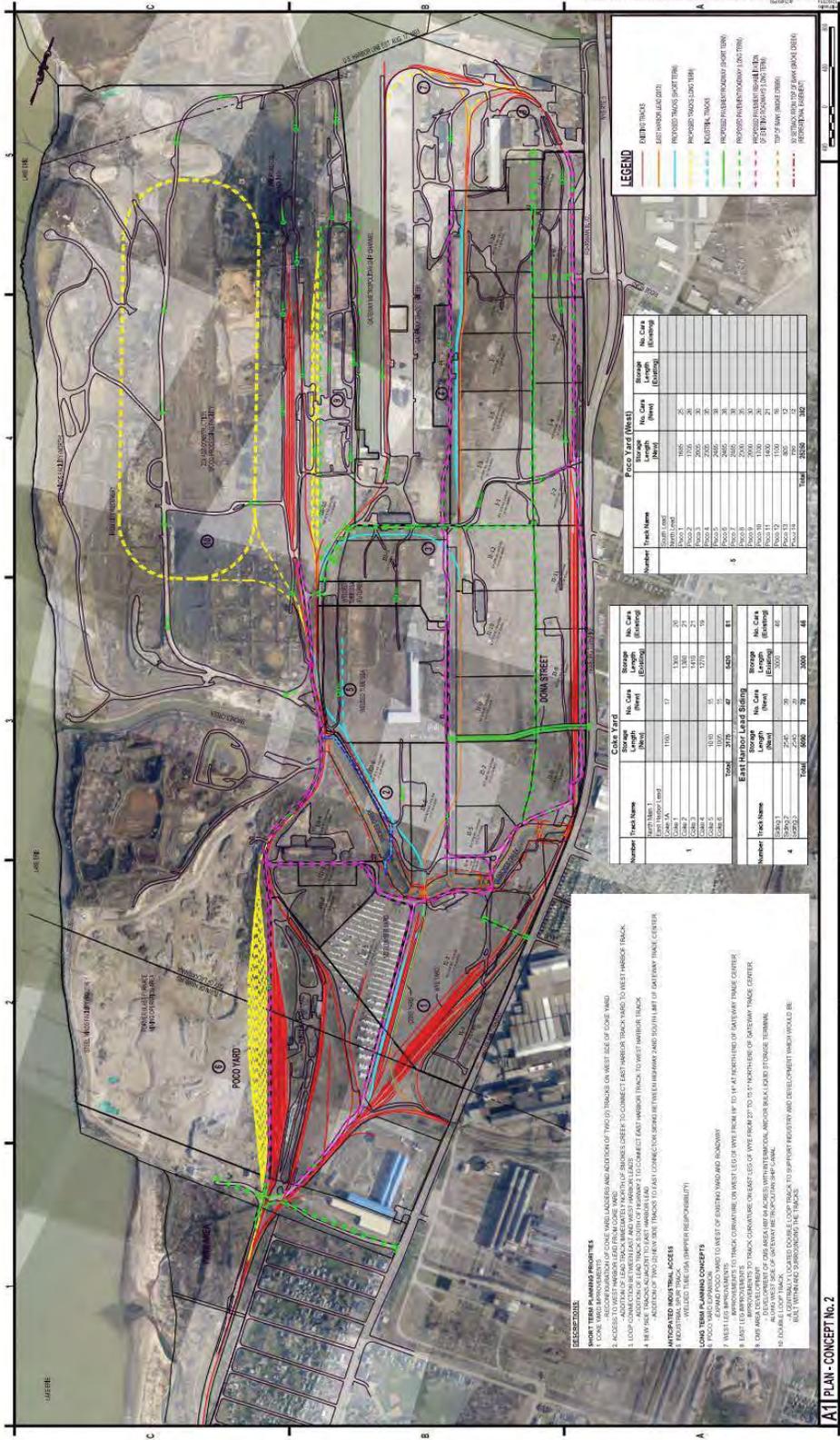




C&S Companies
 C&S Engineers, Inc.
 4000 Lehigh Valley Blvd., Suite 100
 Allentown, PA 18103
 Phone: 610-262-0077
 Fax: 610-262-0078
 www.candsc.com

BETHEHEM STEEL RAIL UTILIZATION
 PLANNING STUDY

CONCEPT No. 2
 FULL PLAN
 C-001



LEGEND

- DEEP TRACK
- EXISTING TRACK
- PROPOSED TRACK (SHORT TERM)
- PROPOSED TRACK (LONG TERM)
- INDUSTRIAL TRACK
- PROPOSED INTERMODAL YARD (SHORT TERM)
- PROPOSED INTERMODAL YARD (LONG TERM)
- TOP OF RAIL BED (SHORT TERM)
- TOP OF RAIL BED (LONG TERM)
- EXISTING RAIL OF 21' BROAD GAUGE
- RESERVATION FOOTPRINT

Track Name	Number	Pond Yard (West)		No. Cars (Short Term)	No. Cars (Long Term)
		Length (ft)	Area (sq ft)		
Track 1	1	1150	27	1300	20
Track 2	1	1150	27	1300	20
Track 3	1	1150	27	1300	20
Track 4	1	1150	27	1300	20
Track 5	1	1150	27	1300	20
Track 6	1	1150	27	1300	20
Track 7	1	1150	27	1300	20
Track 8	1	1150	27	1300	20
Track 9	1	1150	27	1300	20
Track 10	1	1150	27	1300	20
Track 11	1	1150	27	1300	20
Track 12	1	1150	27	1300	20
Track 13	1	1150	27	1300	20
Track 14	1	1150	27	1300	20
Track 15	1	1150	27	1300	20
Track 16	1	1150	27	1300	20
Track 17	1	1150	27	1300	20
Track 18	1	1150	27	1300	20
Track 19	1	1150	27	1300	20
Track 20	1	1150	27	1300	20
Track 21	1	1150	27	1300	20
Track 22	1	1150	27	1300	20
Track 23	1	1150	27	1300	20
Track 24	1	1150	27	1300	20
Track 25	1	1150	27	1300	20
Track 26	1	1150	27	1300	20
Track 27	1	1150	27	1300	20
Track 28	1	1150	27	1300	20
Track 29	1	1150	27	1300	20
Track 30	1	1150	27	1300	20
Track 31	1	1150	27	1300	20
Track 32	1	1150	27	1300	20
Track 33	1	1150	27	1300	20
Track 34	1	1150	27	1300	20
Track 35	1	1150	27	1300	20
Track 36	1	1150	27	1300	20
Track 37	1	1150	27	1300	20
Track 38	1	1150	27	1300	20
Track 39	1	1150	27	1300	20
Track 40	1	1150	27	1300	20
Track 41	1	1150	27	1300	20
Track 42	1	1150	27	1300	20
Track 43	1	1150	27	1300	20
Track 44	1	1150	27	1300	20
Track 45	1	1150	27	1300	20
Track 46	1	1150	27	1300	20
Track 47	1	1150	27	1300	20
Track 48	1	1150	27	1300	20
Track 49	1	1150	27	1300	20
Track 50	1	1150	27	1300	20
Track 51	1	1150	27	1300	20
Track 52	1	1150	27	1300	20
Track 53	1	1150	27	1300	20
Track 54	1	1150	27	1300	20
Track 55	1	1150	27	1300	20
Track 56	1	1150	27	1300	20
Track 57	1	1150	27	1300	20
Track 58	1	1150	27	1300	20
Track 59	1	1150	27	1300	20
Track 60	1	1150	27	1300	20
Track 61	1	1150	27	1300	20
Track 62	1	1150	27	1300	20
Track 63	1	1150	27	1300	20
Track 64	1	1150	27	1300	20
Track 65	1	1150	27	1300	20
Track 66	1	1150	27	1300	20
Track 67	1	1150	27	1300	20
Track 68	1	1150	27	1300	20
Track 69	1	1150	27	1300	20
Track 70	1	1150	27	1300	20
Track 71	1	1150	27	1300	20
Track 72	1	1150	27	1300	20
Track 73	1	1150	27	1300	20
Track 74	1	1150	27	1300	20
Track 75	1	1150	27	1300	20
Track 76	1	1150	27	1300	20
Track 77	1	1150	27	1300	20
Track 78	1	1150	27	1300	20
Track 79	1	1150	27	1300	20
Track 80	1	1150	27	1300	20
Track 81	1	1150	27	1300	20
Track 82	1	1150	27	1300	20
Track 83	1	1150	27	1300	20
Track 84	1	1150	27	1300	20
Track 85	1	1150	27	1300	20
Track 86	1	1150	27	1300	20
Track 87	1	1150	27	1300	20
Track 88	1	1150	27	1300	20
Track 89	1	1150	27	1300	20
Track 90	1	1150	27	1300	20
Track 91	1	1150	27	1300	20
Track 92	1	1150	27	1300	20
Track 93	1	1150	27	1300	20
Track 94	1	1150	27	1300	20
Track 95	1	1150	27	1300	20
Track 96	1	1150	27	1300	20
Track 97	1	1150	27	1300	20
Track 98	1	1150	27	1300	20
Track 99	1	1150	27	1300	20
Track 100	1	1150	27	1300	20

Track Name	Number	Coke Yard		No. Cars (Short Term)	No. Cars (Long Term)
		Length (ft)	Area (sq ft)		
Track 1	1	1150	27	1300	20
Track 2	1	1150	27	1300	20
Track 3	1	1150	27	1300	20
Track 4	1	1150	27	1300	20
Track 5	1	1150	27	1300	20
Track 6	1	1150	27	1300	20
Track 7	1	1150	27	1300	20
Track 8	1	1150	27	1300	20
Track 9	1	1150	27	1300	20
Track 10	1	1150	27	1300	20
Track 11	1	1150	27	1300	20
Track 12	1	1150	27	1300	20
Track 13	1	1150	27	1300	20
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Track 31	1	1150	27	1300	20
Track 32	1	1150	27	1300	20
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Track 34	1	1150	27	1300	20
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Track 43	1	1150	27	1300	20
Track 44	1	1150	27	1300	20
Track 45	1	1150	27	1300	20
Track 46	1	1150	27	1300	20
Track 47	1	1150	27	1300	20
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Track 49	1	1150	27	1300	20
Track 50	1	1150	27	1300	20
Track 51	1	1150	27	1300	20
Track 52	1	1150	27	1300	20
Track 53	1	1150	27	1300	20
Track 54	1	1150	27	1300	20
Track 55	1	1150	27	1300	20
Track 56	1	1150	27	1300	20
Track 57	1	1150	27	1300	20
Track 58	1	1150	27	1300	20
Track 59	1	1150	27	1300	20
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Track 74	1	1150	27	1300	20
Track 75	1	1150	27	1300	20
Track 76	1	1150	27	1300	20
Track 77	1	1150	27	1300	20
Track 78	1	1150	27	1300	20
Track 79	1	1150	27	1300	20
Track 80	1	1150	27	1300	20
Track 81	1	1150	27	1300	20
Track 82	1	1150	27	1300	20
Track 83	1	1150	27	1300	20
Track 84	1	1150	27	1300	20
Track 85	1	1150	27	1300	20
Track 86	1	1150	27	1300	20
Track 87	1	1150	27	1300	20
Track 88	1	1150	27	1300	20
Track 89	1	1150	27	1300	20
Track 90	1	1150	27	1300	20
Track 91	1	1150	27	1300	20
Track 92	1	1150	27	1300	20
Track 93	1	1150	27		

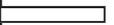


Lakewinds Parcel: This site is located on NYS route 5, in the city of Lackawanna. The CO is approximately 3.5 miles away to the north east of the site. The site is in the

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.

Legend

	Telephone Fiber
	CATV Fiber
	Cable COAX
	CLEC
	Site Area

Erie County Lakewinds Parcel



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 Owner	Distance from Site
Verizon	.1 mile
Spectrum / TW	.1 mile
CLEC	.5 mile

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

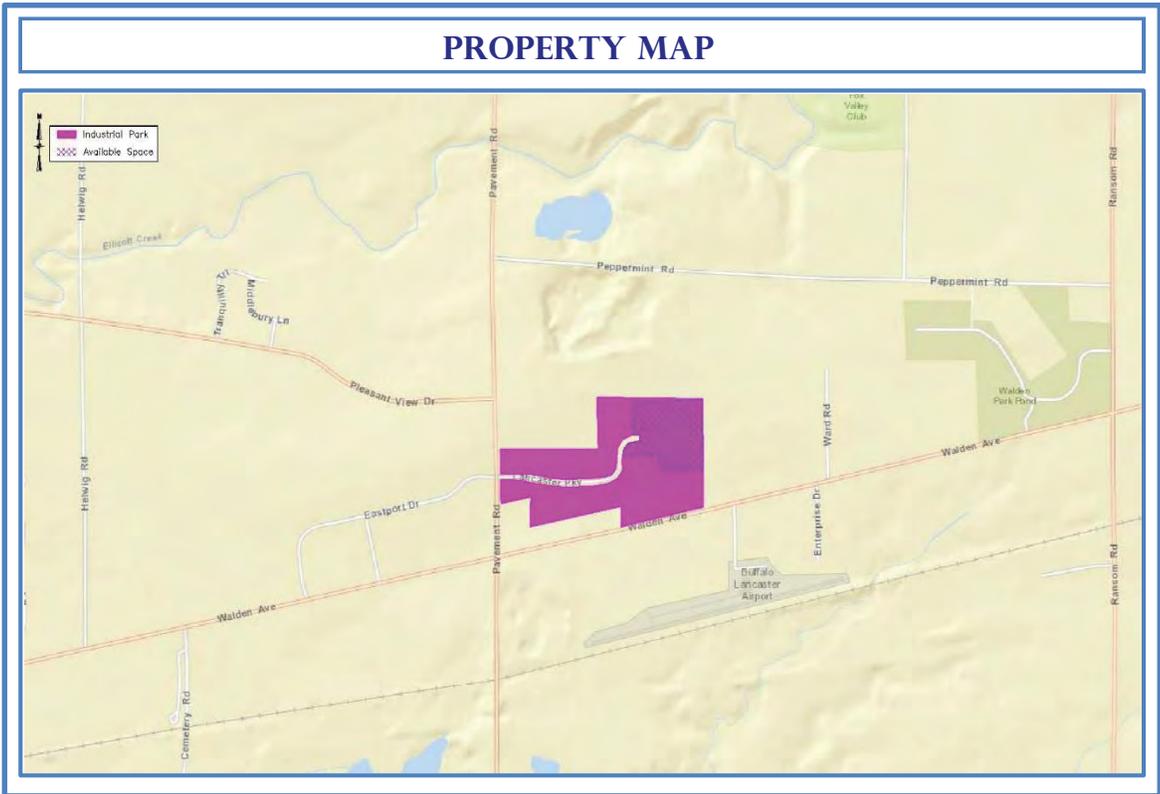
Verizon services include DSL, T1, DS3, dedicated business Ethernet services from 3Mbps up to 1Gbps, MPLS, cloud services, web hosting, managed office, and business phone services.

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.

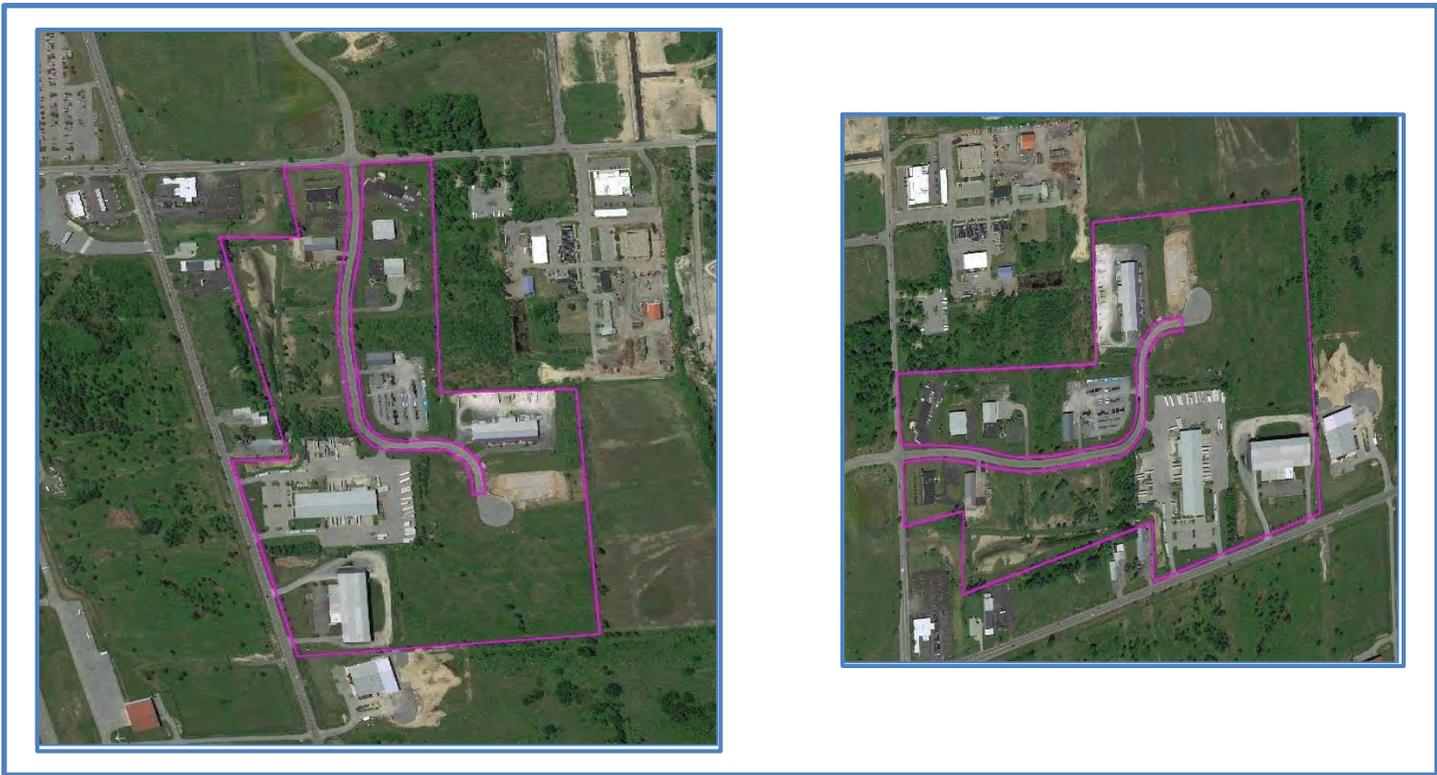
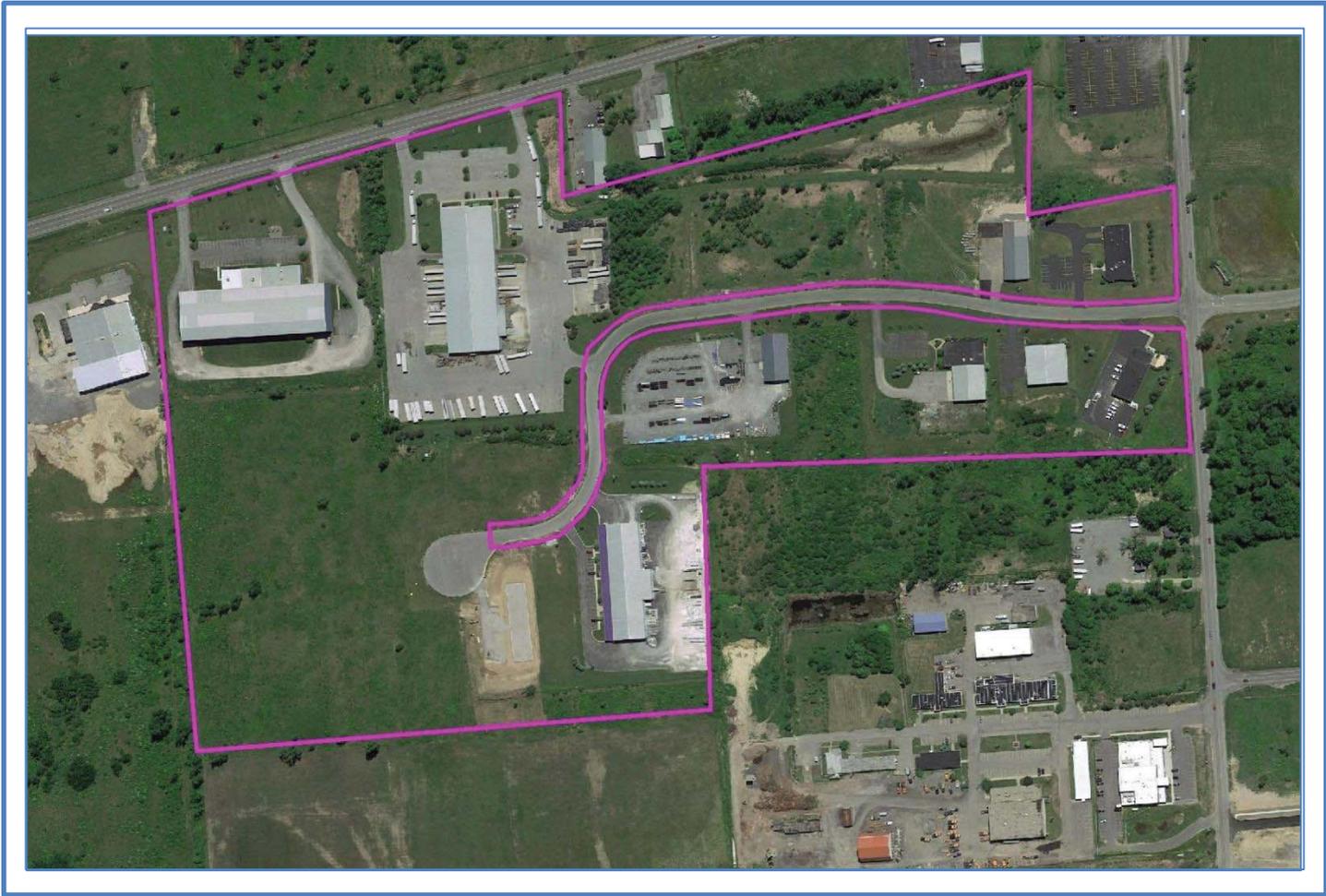
This map product was prepared for Erie County, NY by ECC Technologies, Inc. (ECC). ECC has made substantial efforts to ensure the accuracy of location and labeling of information contained on this map. The information was gathered to the extent possible with all reasonable processes used to ensure accuracy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





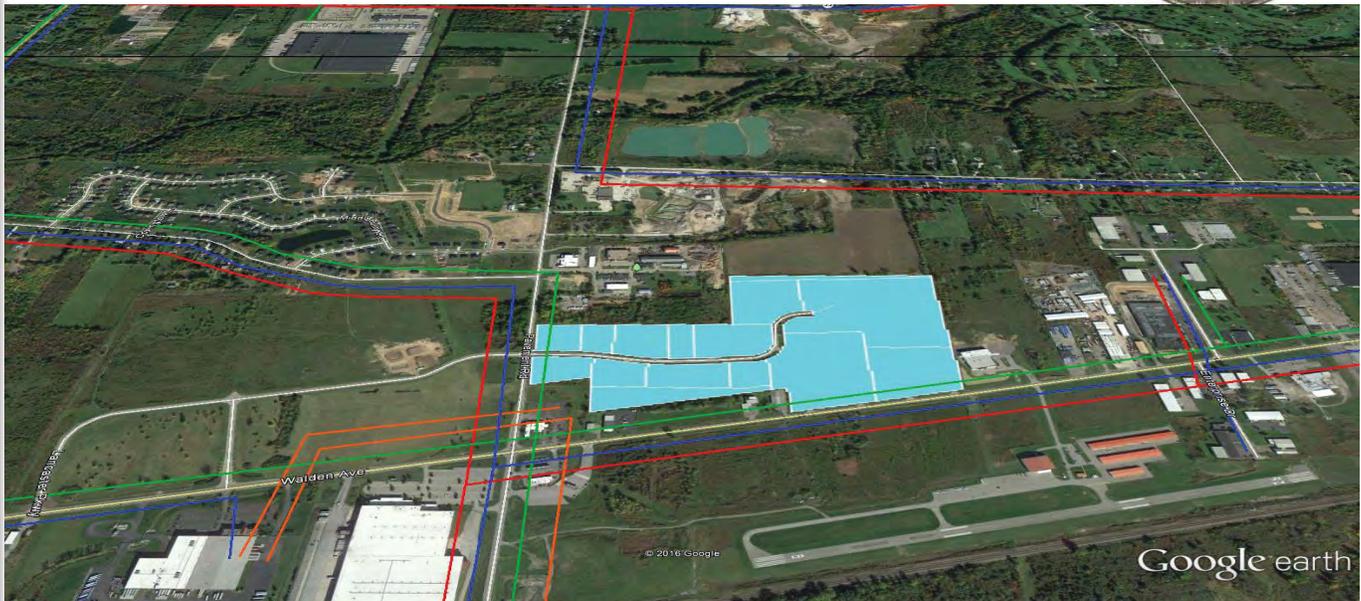
PROPERTY SUMMARY	SITE STATISTICS
<p>Address: Walden Avenue and Pavement Road, Town of Lancaster</p>	<p>Status & Type: Ready to build Industrial/Flex</p> <p>Special Designation: None</p>
<p>Owner: Lancaster Industrial Commerce Center 70 Rubino Ct, Williamsville, NY 14221 Contact the Town of Lancaster IDA at: (716) 683-1610 or lookatus@lancasterny.com</p>	<p>Total Acres: 68 +/-</p> <p>Available Acres: 11 +/-</p> <p>Largest Parcel Available: 11 +/-</p> <p>Total Buildable Acres for Largest Parcel: 11 +/-</p>
<p>Site Description: Greenfield site, infrastructure complete, manufacturing and distribution</p>	<p>Zoning: Industrial</p> <p>Building Design Standards: N/A</p>
<p>Utilities:</p> <ul style="list-style-type: none"> • Water – Erie County Water Authority • Sewer – Erie County Sewer District • Natural Gas – National Fuel Gas • Electricity – National Grid • Communication - Time Warner Cable <ul style="list-style-type: none"> - Verizon - Level 3 Communication, Inc. 	<p>Access Road: Lancaster Parkway</p> <p>Current Tenants: Suhor Industries Inc, Western New York Bics, Fonda Holding Group Inc, Gary Holland Sales, Vellano Brothers, Inc., Sameul, Son & Co. Inc.; O’Connell Electric</p>
UPDATES	ISSUES
<ul style="list-style-type: none"> • Infrastructure complete. 	<ul style="list-style-type: none"> • None







Erie County Lancaster Industrial Commerce Center



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.

Legend

	Telephone Fiber
	CATV Fiber
	Cable COAX
	CLEC Fiber
	Site Area

Erie County
Lancaster Industrial Commerce Center



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 Owner	Distance from Site
Verizon	.1 mile
Spectrum / TW	.1 mile

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

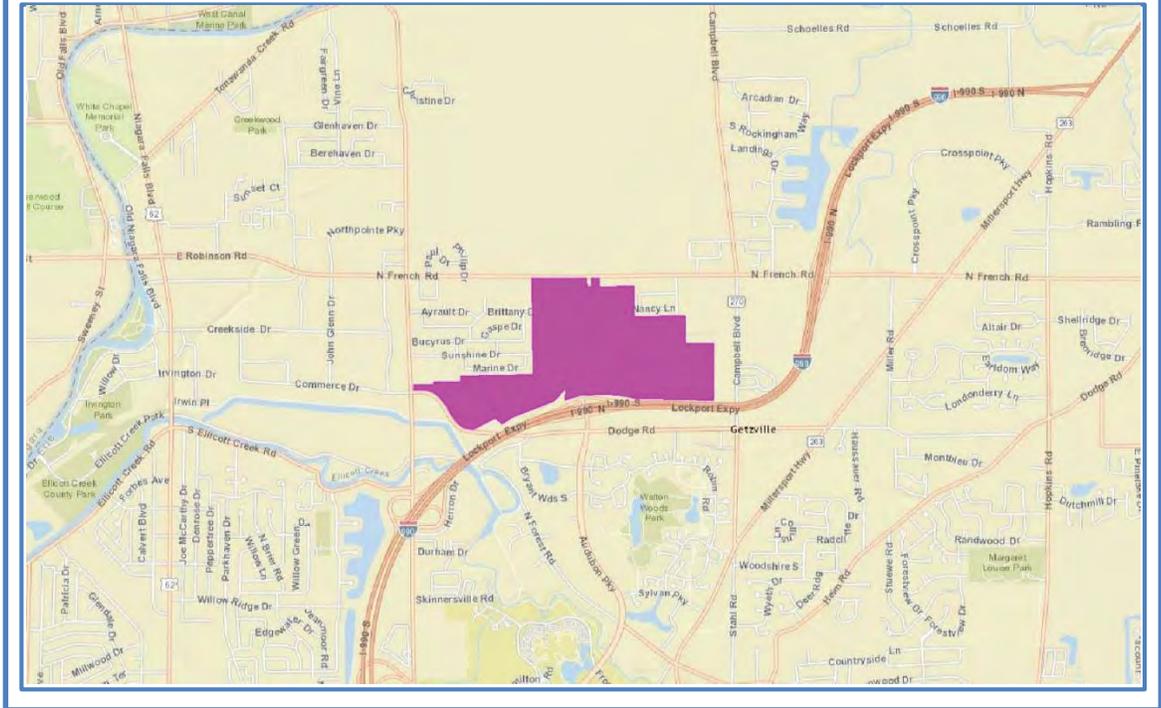
Verizon services include DSL, T1, DS3, dedicated business Ethernet services from 3Mbps up to 1Gbps, MPLS, cloud services, web hosting, managed office, and business phone services.

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.

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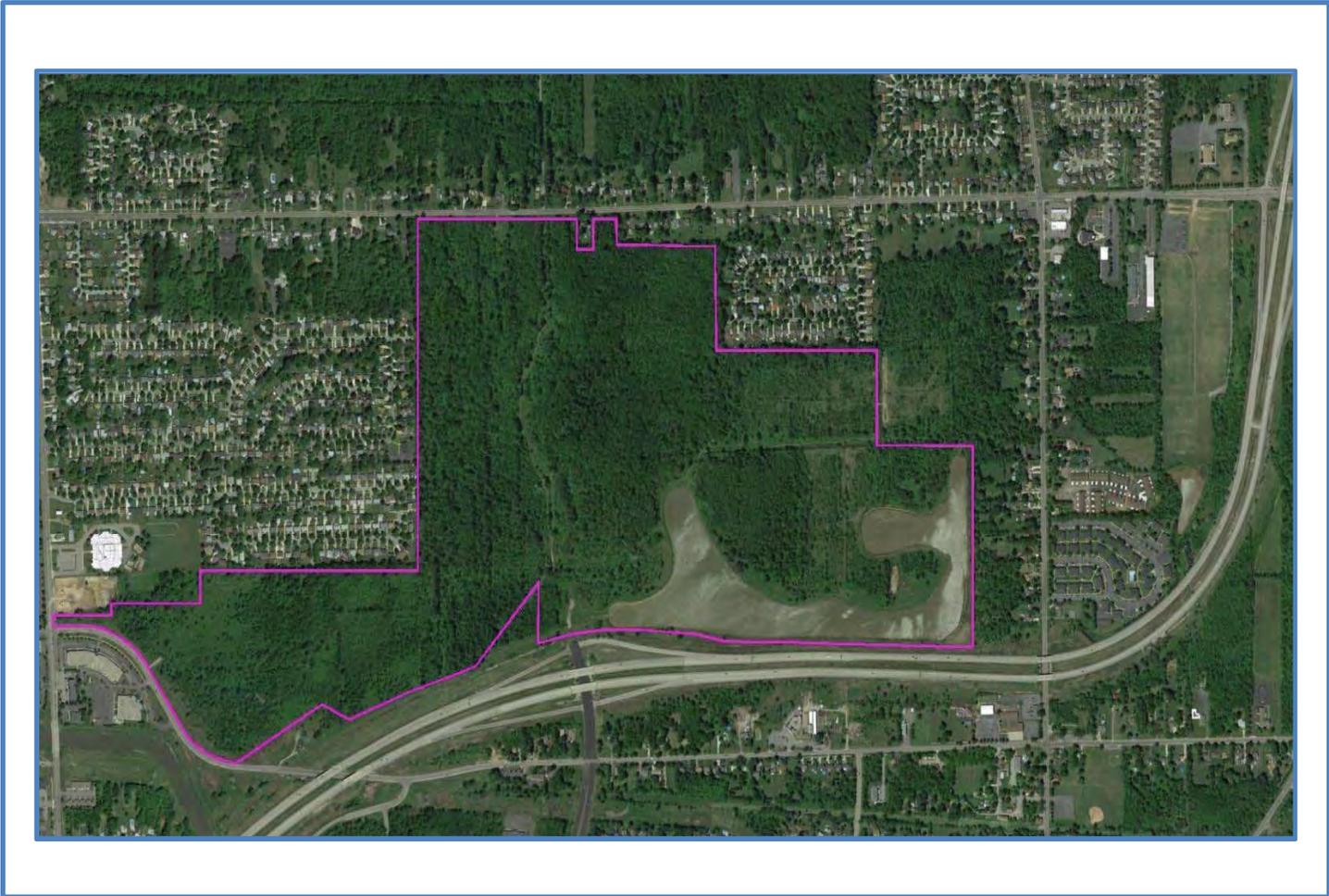
PROPERTY MAP



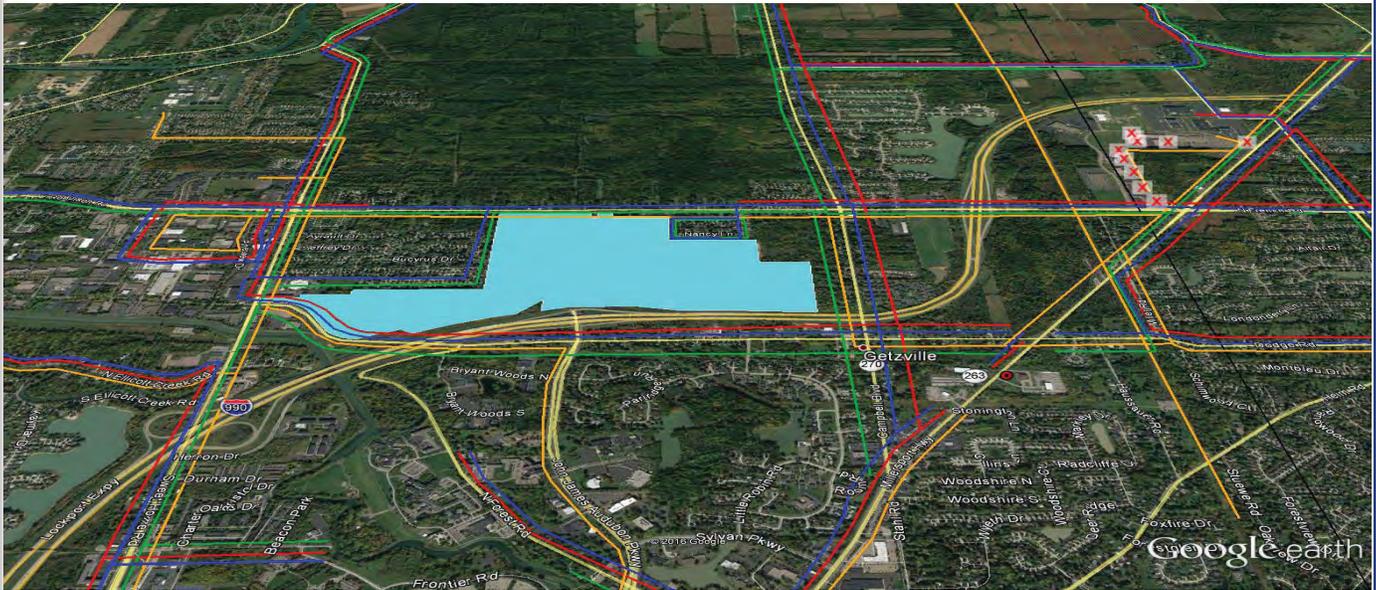
PROPERTY SUMMARY	SITE STATISTICS
<p>Address: Near Campbell Boulevard and I-990 Town of Amherst</p>	<p>Status & Type: In Process Office/Flex/R&D</p> <p>Special Designation: None</p>
<p>Owner: Ciminelli Development Centerpointe Corp Park 350 Essjay Road Williamsville, NY 14221 (716) 631-8000 or www.ciminelli.com</p>	<p>Total Acres: 324 +/-</p> <p>Available Acres: 0 +/-</p> <p>Largest Parcel Available: 0 +/-</p> <p>Total Buildable Acres for Largest Parcel: 0 +/-</p>
<p>Site Description: Unknown</p>	<p>Zoning: Mixed Use</p>
<p>Utilities:</p> <ul style="list-style-type: none"> • Water – Erie County Water Authority • Sewer – Town of Amherst • Natural Gas – National Fuel Gas • Electricity – National Grid • Communication - Time Warner Cable <ul style="list-style-type: none"> - Verizon - Fiber Technologies Networks, Inc. - Level 3 Communication, Inc 	<p>Building Design Standards: N/A</p> <p>Access Road: None in place, access available from Sweet Home Road, Dodge Road, North French Road</p> <p>Current Tenants: None</p>



UPDATES	ISSUES
<ul style="list-style-type: none"> • Site is reserved for residential and commercial development. • SEQRA completed. 	<ul style="list-style-type: none"> • Potential wetland issues may limit development potential (stream/wetland bisects site). • Residential areas proximate to site are resisting site's development. • Large wetland at northeastern end of site. Entire site is in the 500 year flood plain (will deter some users). • All available land assigned for residential and commercial development.







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.

Legend

	Telephone Fiber
	CATV Fiber
	Cable COAX
	CLEC Fiber
	Site Area

Erie County Muir Woods



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 Owner	Distance from Site
Verizon	.1 mile
Spectrum / TW	.1 mile
CLEC	.1 mile

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

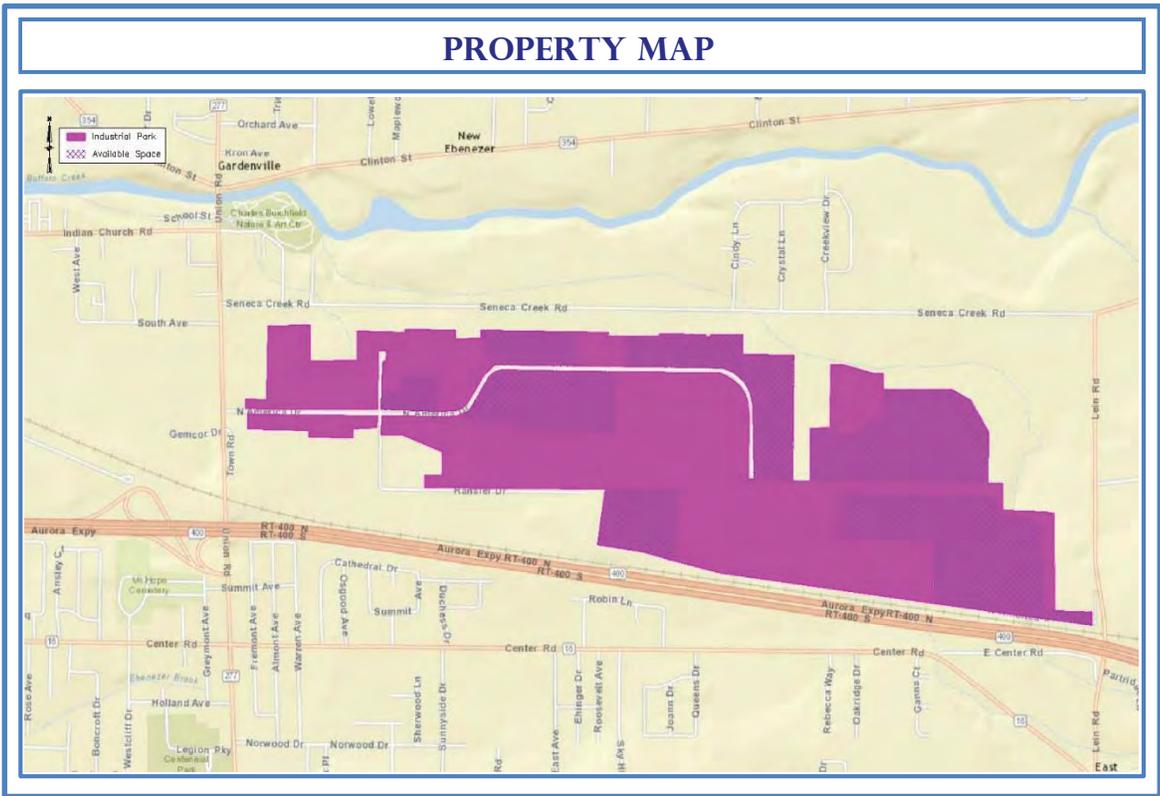
Verizon services include DSL, T1, DS3, dedicated business Ethernet services from 3Mbps up to 1Gbps, MPLS, cloud services, web hosting, managed office, and business phone services.

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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.

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PROPERTY SUMMARY	SITE STATISTICS
<p>Address: Union Road & Aurora Expressway (Route 400) Town of West Seneca, NY</p>	<p>Status & Type: Ready to Market/Show Industrial/Flex</p> <p>Special Designation: Shovel-Ready Site Certification Status</p>
<p>Owner: The Allied Group www.northamericacenter.com (716) 894-4400</p>	<p>Total Acres: 475 +/- Available Acres: 205 +/- Largest Parcel Available: 60 +/- Total Buildable Acres for Largest Parcel: 60 +/-</p>
<p>Site Description: Certified shovel-ready site centrally located in West Seneca, with immediate access to Route 400</p>	<p>Zoning: Commercial/Industrial</p> <p>Building Design Standards: N/A</p>
<p>Utilities:</p> <ul style="list-style-type: none"> • Water – Erie County Water Authority • Sewer – Erie County Sewer District • Natural Gas – National Fuel Gas • Electricity – National Grid • Communication - Time Warner Cable <ul style="list-style-type: none"> - Verizon - Fiber Technologies, Inc. 	<p>Access Road: Union Road</p> <p>Current Tenants: Atlas Cold Storage, Certo Brothers, Excel Precision, Upstate Farms, McKesson, Omnicare, Visteon, Transportation and Consolidation Services, Inc, Kaz Companies</p>

UPDATES	ISSUES
<ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • 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.





Geographic Location

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.



[Area Map](#)

[Location Map](#)

- ▶ 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 **MAPQUEST** with the following address:
 - 5000 North America Drive
 - West Seneca, NY 14224

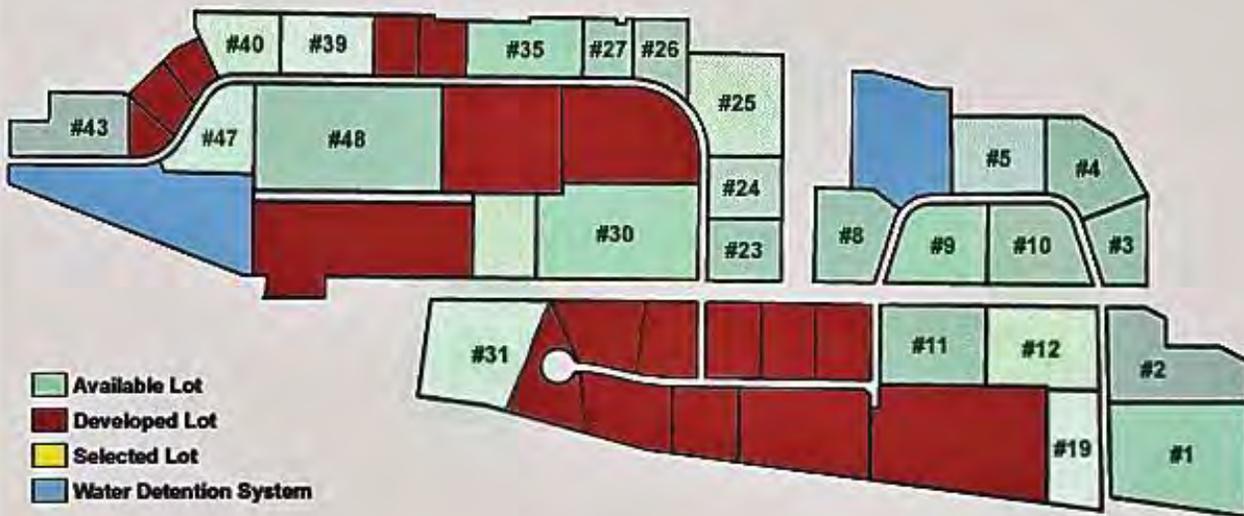




NAC Interactive Site Plan



- ▶ 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:

Proposed Building size: sq. ft.

or Required Lot Acreage: acres

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.





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[Utility Service](#) ◀

[Transportation](#) ◀

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



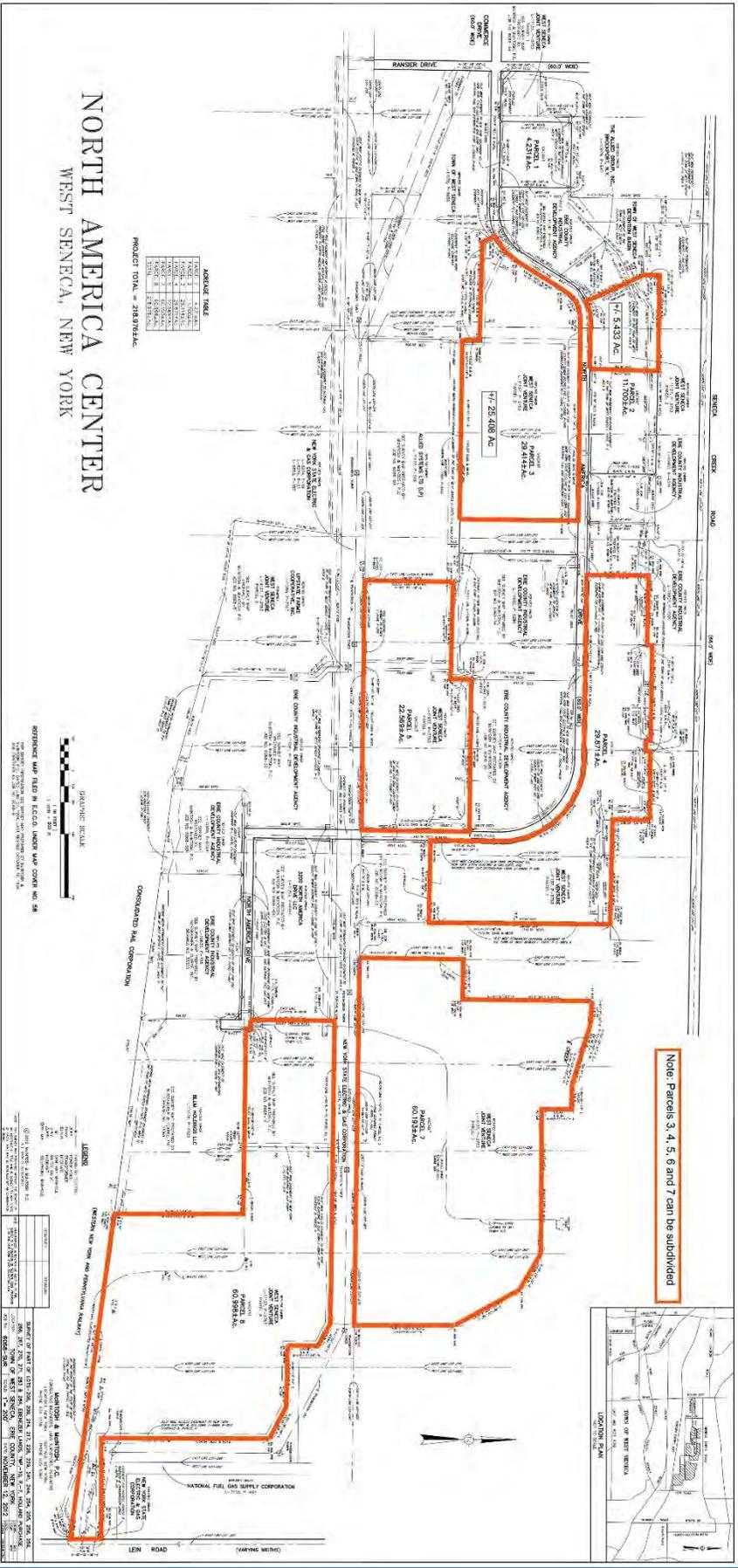
Allied Systems



NORTH AMERICA CENTER WEST SENECA, NEW YORK

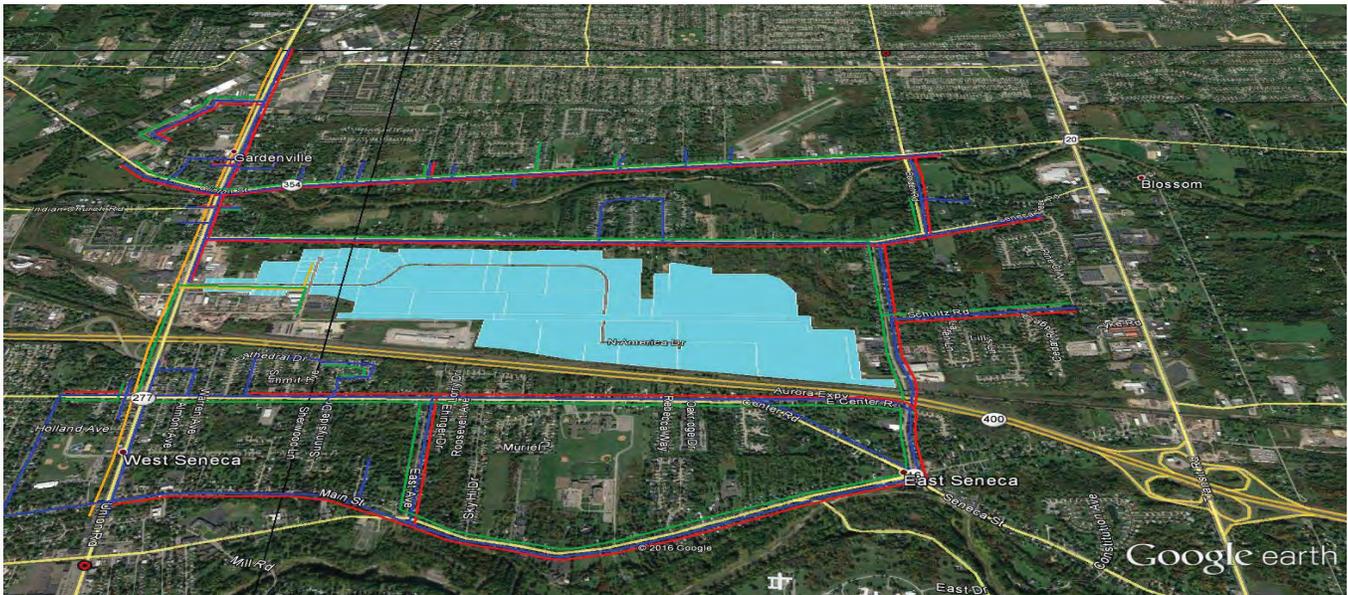
PROJECT TOTAL = 218,975 S.F.

ACRES TABLE	
PARCEL 1	17,003.00
PARCEL 2	28,414.44
PARCEL 3	22,585.64
PARCEL 4	28,077.64
PARCEL 5	60,193.64
PARCEL 6	60,193.64
TOTAL	218,975.00



Note: Parcels 3, 4, 5, 6 and 7 can be subdivided





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.

Legend

	Telephone Fiber
	CATV Fiber
	Cable COAX
	CLEC Fiber
	Site Area

Erie County North America Drive



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 Owner	Distance from Site
Verizon	.1 mile
Spectrum / TW	.1 mile
CLEC	.1 mile

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

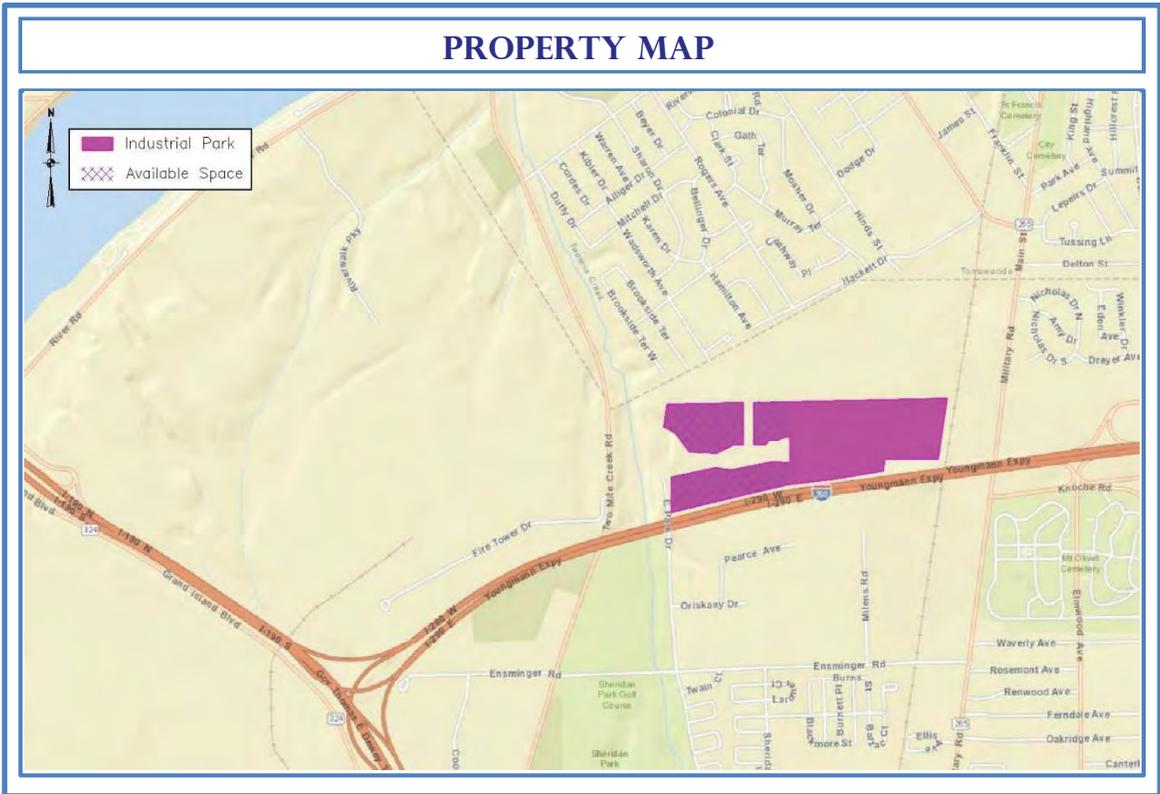
Verizon services include DSL, T1, DS3, dedicated business Ethernet services from 3Mbps up to 1Gbps, MPLS, cloud services, web hosting, managed office, and business phone services.

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.

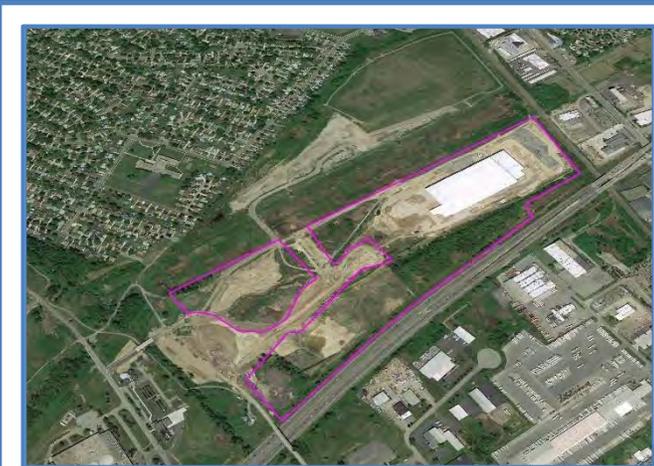
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PROPERTY SUMMARY	SITE STATISTICS
Address: I-290, Town of Tonawanda	Status & Type: Ready to Market/Show Industrial/Flex Special Designation: Empire Zone
Owner: Town of Tonawanda James Hartz, Tonawanda Development (716) 871-8847	Total Acres: 108.5 +/- Available Acres: 29 +/- Largest Parcel Available: 10 +/- Total Buildable Acres for Largest Parcel: 10 +/-
Site Description: Relatively flat vacant greenfield site located immediately adjacent to I-290 with very high visibility to interstate.	Zoning: Light Industrial Building Design Standards: N/A
Utilities: <ul style="list-style-type: none"> • Water – Town of Tonawanda • Sewer – Town of Tonawanda • Natural Gas – National Fuel Gas • Electricity – National Grid • Communication - Time Warner Cable - Fiber Technologies, Inc. 	Access Road: Designed Current Tenants: First Source, MJ Mechanical and Unifrax
UPDATES	ISSUES
<ul style="list-style-type: none"> • 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. 	<ul style="list-style-type: none"> • High visibility site for Youngman Expressway (I-290).

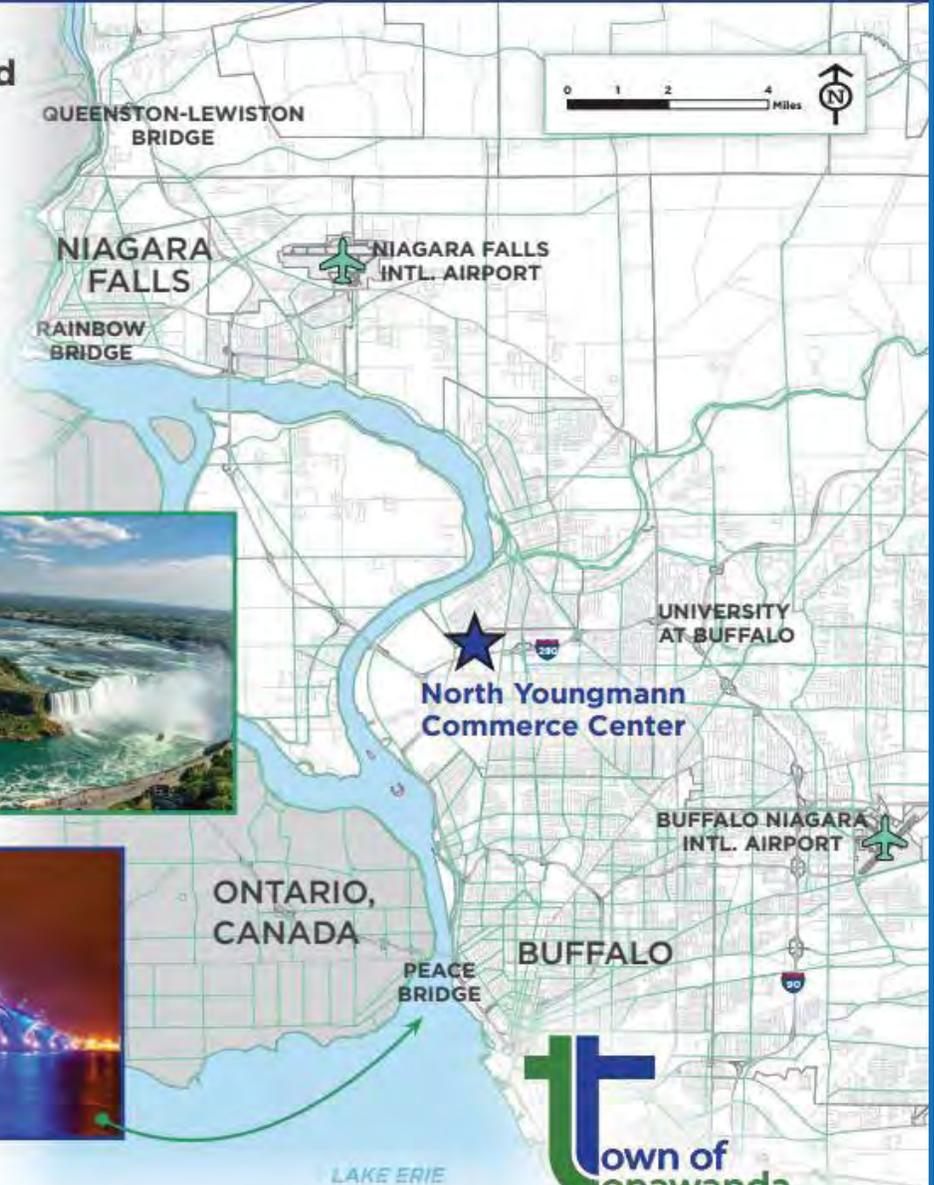




Tonawanda, New York

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



Niagara Falls USA & Canada



Peace Bridge to Canada

Contact

Town of Tonawanda Development Corporation
169 Sheridan-Parkside Drive, Room 120
Tonawanda, NY 14150

(716) 871-8847
jhartz@tonawanda.ny.us

tonawanda.com

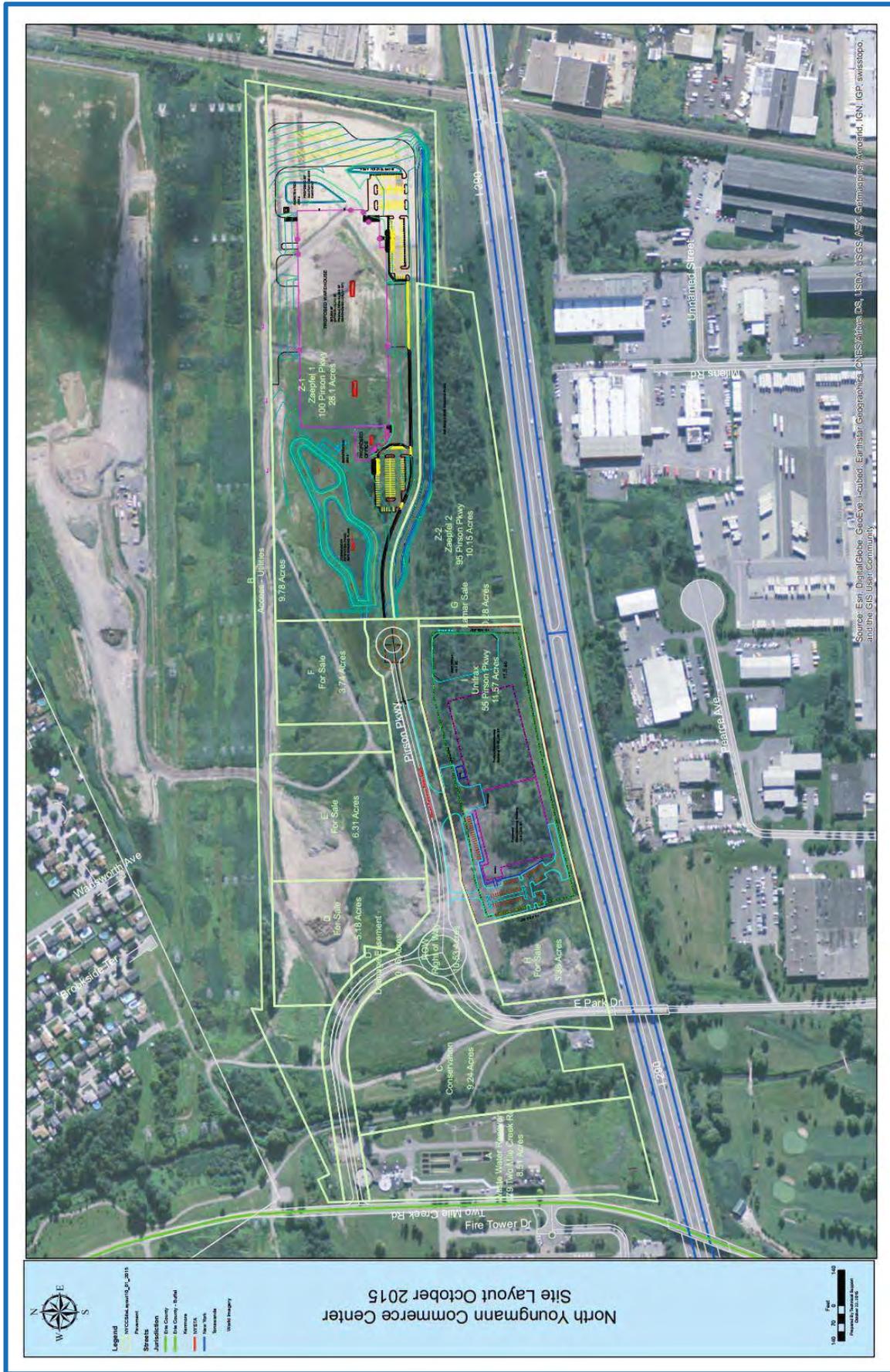


**BUFFALO NIAGARA
ENTERPRISE**

www.buffaloniagara.org

©Town of Tonawanda 0714





Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community





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.

Legend

	Telephone Fiber
	CATV Fiber
	Cable COAX
	CLEC Fiber
	Site Area

Erie County North Youngman Center



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 Owner	Distance from Site
Verizon	.1 mile
Spectrum / TW	.1 mile
CLEC	.1 mile

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.

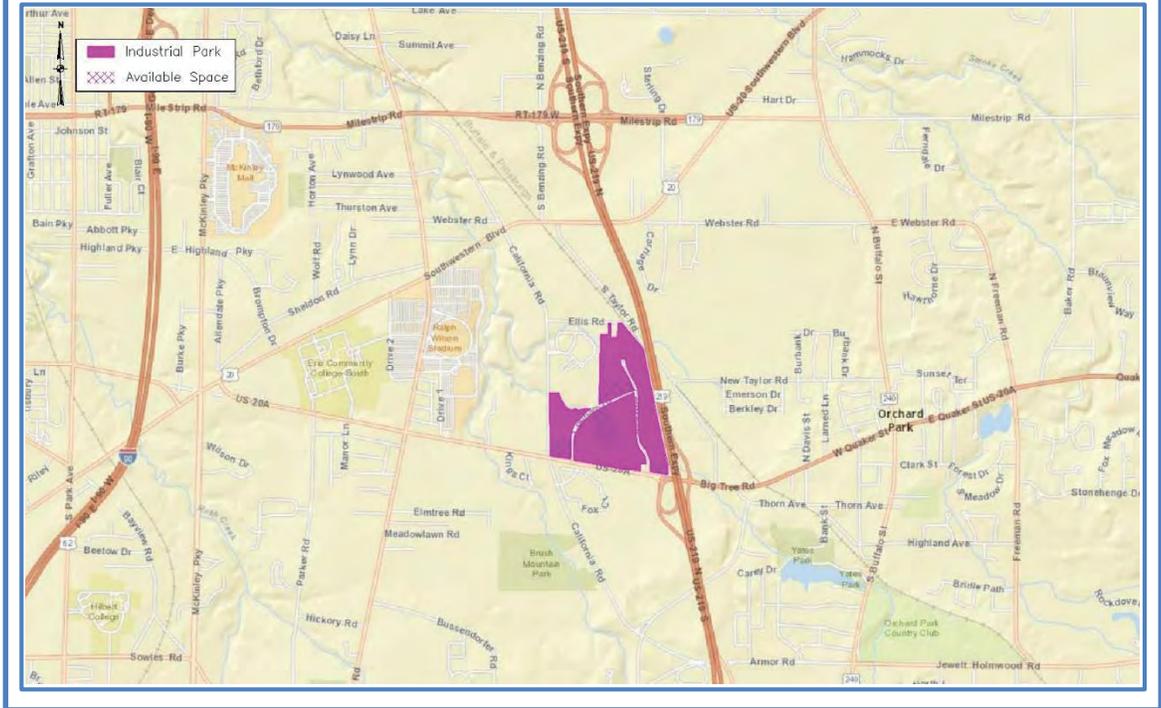
Spectrum can provide dedicated fiber optic Internet - symmetrical download/upload, up to 60Mbps. As part of the merger with Time Warner, Spectrum has committed to system upgrades that will allow for up to 100 Mbps.

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.

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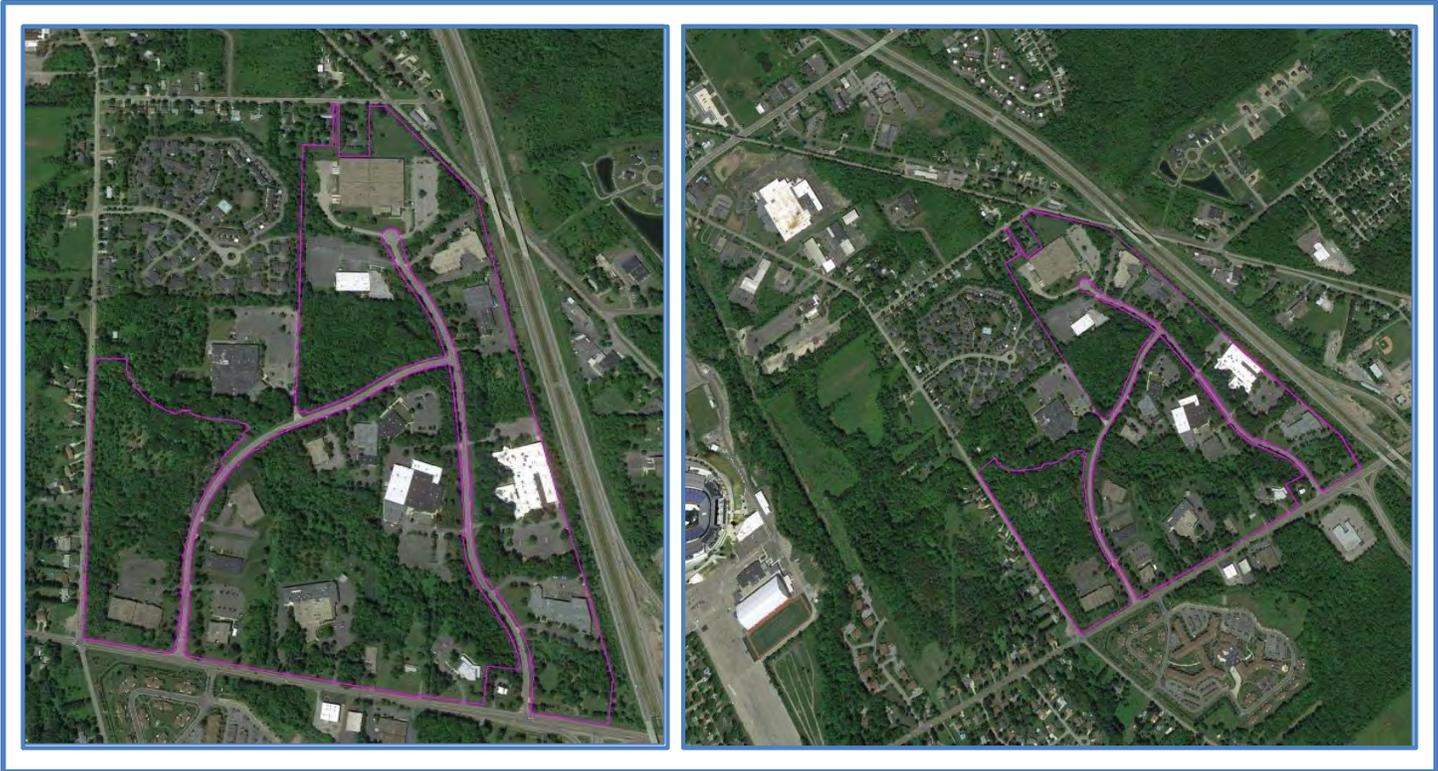


PROPERTY MAP



PROPERTY SUMMARY	SITE STATISTICS
<p>Address: Route 20A, Town of Orchard Park</p>	<p>Status & Type: Ready to Market/Show Office/Flex/R&D</p> <p>Special Designation: None</p>
<p>Owner: Krog Development, Peter Krog 4 Centre Drive, Orchard Park, NY 14217 (716) 667-1234</p>	<p>Total Acres: 177 +/- Available Acres: 29 +/- Largest Parcel Available: 16 +/- Total Buildable Acres for Largest Parcel: 12 +/-</p>
<p>Site Description: A research and industrial park located in a wooded setting at the Route 20A interchange with US Route 219.</p>	<p>Zoning: Light Industrial</p> <p>Building Design Standards: Yes</p>
<p>Utilities:</p> <ul style="list-style-type: none"> • Water – Erie County Water Authority • Sewer – Erie County Sewer District • Natural Gas – National Fuel Gas • Electricity – National Grid • Communication - Time Warner Cable <ul style="list-style-type: none"> - Verizon - Fiber Technologies Networks, Inc. - Level 3 Communications, Inc. 	<p>Access Road: Route 20A</p> <p>Current Tenants: Carleton Technologies Inc., Curbell Inc., Enidine Inc., Gaymar Industries Inc., Linen World, Sit-Co Industries, Cobham Manufacturing, Weecan Preschool</p>
UPDATES	ISSUES
<ul style="list-style-type: none"> • None. 	<ul style="list-style-type: none"> • Property has design covenants that require buildings to portray class A image. • Rolling topography throughout the park could translate into extra site development costs.







Erie County Quaker Center



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 ORPKNYST 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.

Legend

	Telephone Fiber
	CATV Fiber
	Cable COAX
	CLEC Fiber
	Site Area

Erie County Quaker Center



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.

Fiber Owner	Distance from Site
Verizon	.1 mile
Spectrum / TW	.1 mile
CLEC	.1 mile

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.

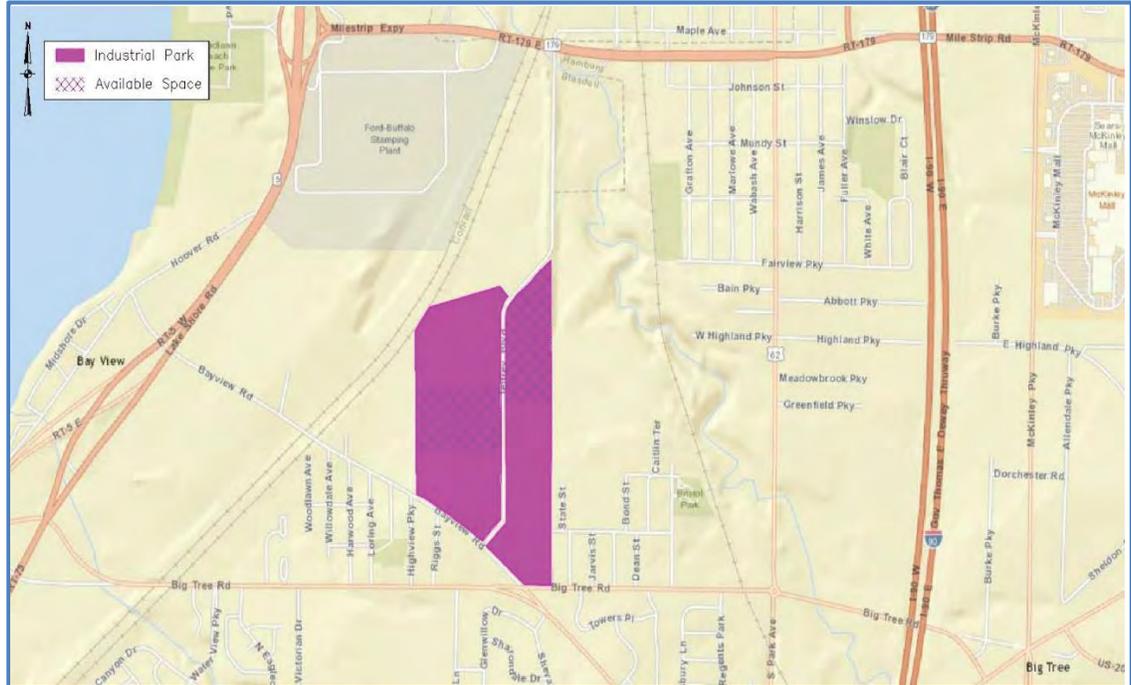
Having a CLEC nearby indicates that there are IP based services available, as well as, direct Internet access (DIA) and Layer 2 services including Ethernet. The presence of a CLEC makes it possible to negotiate dark fiber access.

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RAVENWOOD PARK NORTH

PROPERTY MAP



PROPERTY SUMMARY	SITE STATISTICS
Address: Jeffrey Boulevard, Town of Hamburg	Status & Type: Ready to Market/Show Industrial/Flex
Owner: Ravenwood Associates Contact: Hamburg Industrial Development Agency Michael Bartlett, Executive Director 6100 South Park Avenue, Hamburg, NY 14075 (716) 648-4145	Special Designation: None
Site Description: Greenfield site is a 140-acre park with views of the Buffalo skyline and waterfront. Provides easy access to NYS Thruway system.	Total Acres: 116 +/- Available Acres: 39 +/- Largest Parcel Available: 20 +/- Total Buildable Acres for Largest Parcel: 8 +/-
Utilities: <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> - Verizon - Level 3 Communications, Inc. 	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	ISSUES
<ul style="list-style-type: none"> Approximately 20 acres are left for development. 	<ul style="list-style-type: none"> Local gun club's presence adjacent to park and slightly sloping topography are the primary trade-offs.







Erie County Ravenwood Park North



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.

Legend

	Telephone Fiber
	CATV Fiber
	Cable COAX
	CLEC Fiber
	Site Area

Erie County Ravenwood Park 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 three fiber providers that are in close proximity to the site. Each of them could provide ready access to high bandwidth services.

Fiber Owner	Distance from Site
Verizon	.1 mile
Spectrum / TW	.1 mile
CLEC	.5 mile

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.

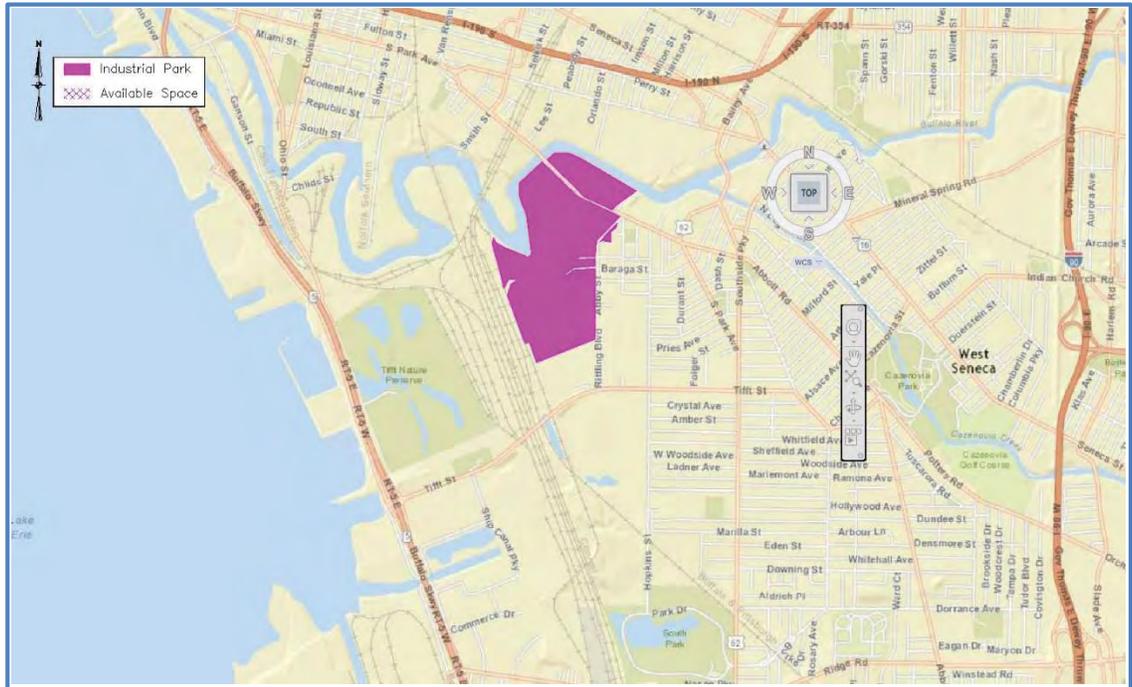
Having a CLEC nearby indicates that there are IP based services available, as well as, direct Internet access (DIA) and Layer 2 services including Ethernet. The presence of a CLEC makes it possible to negotiate dark fiber access.

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RIVERBEND COMMERCE PARK

PROPERTY MAP



PROPERTY SUMMARY	SITE STATISTICS
<p>Address: South Park Avenue at the Buffalo River, City of Buffalo</p>	<p>Status & Type: In Process Industrial/Flex/Commercial</p> <p>Special Designation: Renewal Community</p>
<p>Owner: SUNY Polytechnic Institute (NYS)</p>	<p>Total Acres: 241 +/-</p> <p>Available Acres: 80 +/-</p> <p>Largest Parcel Available: 80 +/-</p> <p>Total Buildable Acres for Largest Parcel: 75.5 +/-</p>
<p>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).</p>	<p>Zoning: Site Development Planning underway</p> <p>Building Design Standards: Site Development Planning underway</p>
<p>Utilities:</p> <ul style="list-style-type: none"> • Water – City of Buffalo • Sewer – Buffalo Sewer Authority • Natural Gas – National Fuel Gas • Electricity – National Grid • Communication - Time Warner Cable - Verizon 	<p>Access Road: South park Avenue and Tiftt Street</p> <p>Current Tenants: Solar City, Parks</p>
UPDATES	ISSUES
<ul style="list-style-type: none"> • NYS/Solar City 	<ul style="list-style-type: none"> • 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.

Legend

	Telephone Fiber
	CATV Fiber
	Cable COAX
	CLEC
	Site Area

Erie County Riverbend Commerce Park



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 Owner	Distance from Site
Verizon	.1 mile
Spectrum / TW	.1 mile
CLEC	.1 mile

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

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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.

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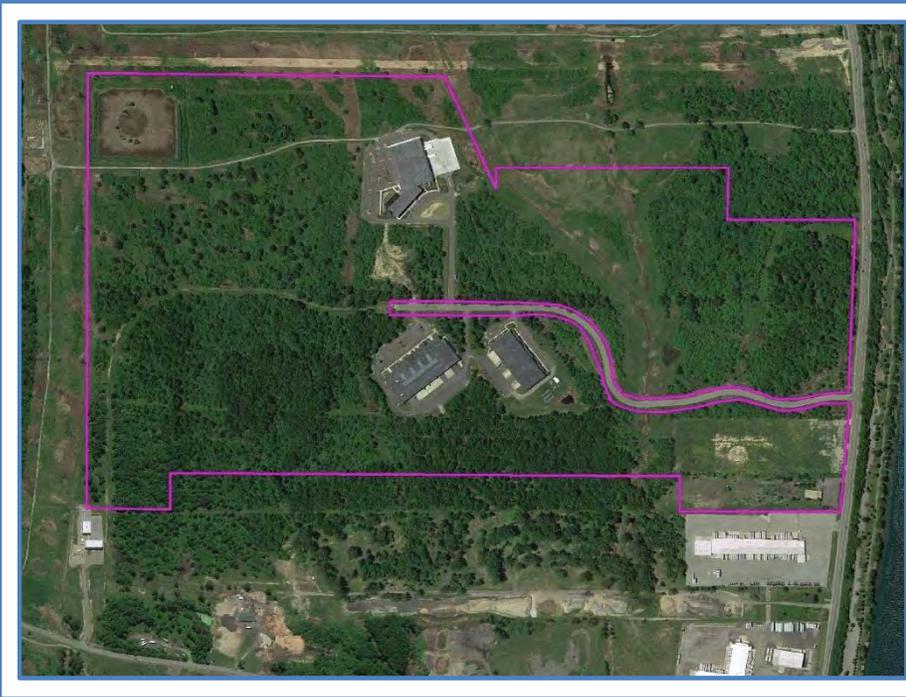
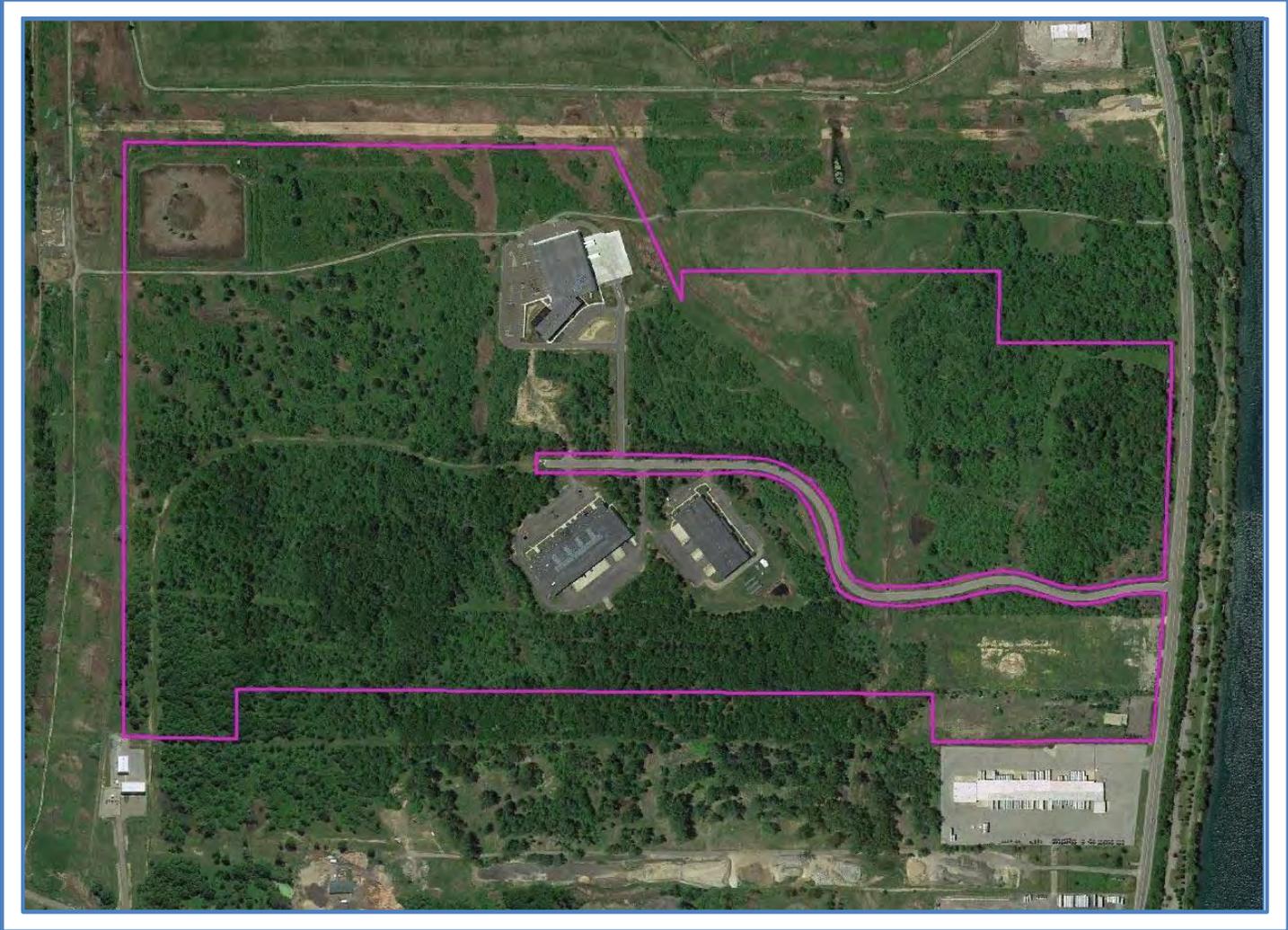
RIVERVIEW SOLAR TECHNOLOGY PARK

PROPERTY MAP



PROPERTY SUMMARY	SITE STATISTICS
<p>Address: River Road, Town of Tonawanda</p>	<p>Status & Type: Ready to build Industrial/Flex</p> <p>Special Designation:</p>
<p>Owner: TM Montante Development 2760 Kenmore Avenue Tonawanda, NY 14150 (716) 876-8899</p>	<p>Total Acres: 212 +/- Available Acres: 176 +/- Largest Parcel Available: 61 +/- Total Buildable Acres for Largest Parcel: 45 +/-</p>
<p>Site Description: River Road overlooking the Niagara River, one mile from I-190</p>	<p>Zoning: Light Manufacturing in rear of parcel, Office overlooking river.</p> <p>Building Design Standards: N/A</p>
<p>Utilities:</p> <ul style="list-style-type: none"> • Water – Erie County Water Authority • Sewer – Town of Tonawanda Sewer Dept. • Natural Gas – National Fuel Gas • Electricity – National Grid • Communication - Time Warner Cable <ul style="list-style-type: none"> - Verizon - Level 3 Communications, Inc. 	<p>Access Road: River Road, Internal access road (Riverwalk Parkway) constructed.</p> <p>Current Tenants: ADT, CSX, Fed Ex, Unifrax, Metal Mart International, Sherex Fastening</p>
UPDATES	ISSUES
<ul style="list-style-type: none"> • Access Road constructed to open up front half of site. • Three buildings constructed. • Prime site for photovoltaic manufacturer. 	<ul style="list-style-type: none"> • The following infrastructure improvements would be beneficial: <ul style="list-style-type: none"> ○ Phase II Access Road ○ Secondary outlet to Two Mile Creek Road









Riverview Solar Technology Park

"New York's First **Solar Ready** Park"

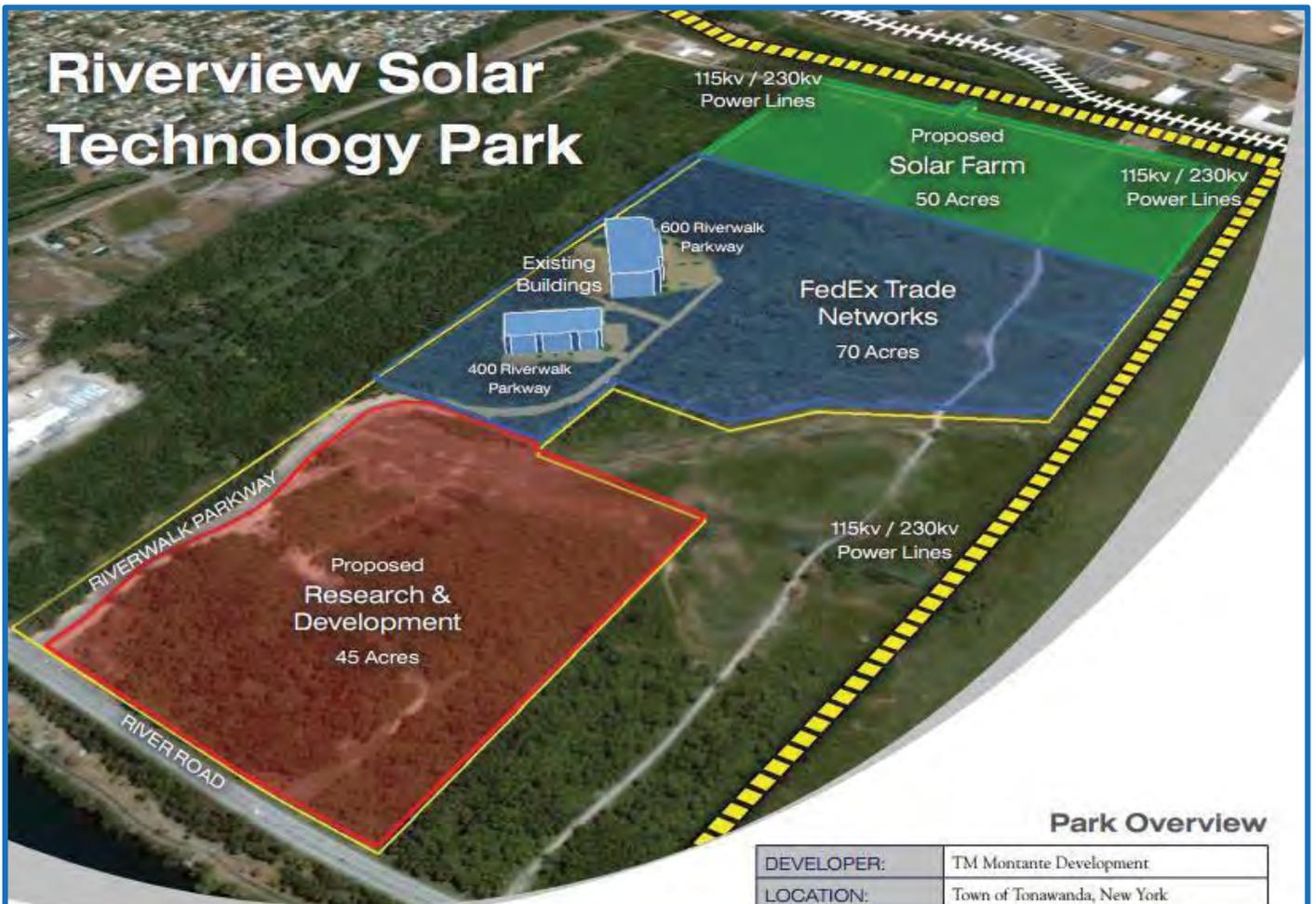
TM Montante Development LLC presents Riverview Solar Technology Park ("Riverview") as New York's first Solar Ready commerce park. As a Solar Ready designated site, Riverview possesses extensive capital and operating expense reduction mechanisms, a robust supply chain within 20 miles of the park and an 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



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:	56,000 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-190 & 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
Telephone:	Verizon/Time Warner
Broadband:	Multiple Fiber Optic Providers

New York State's First "Solar Ready" Technology Park Attribute Legend:

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



Buffalo Niagara::Where Life Works.



“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 TM Montante 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.

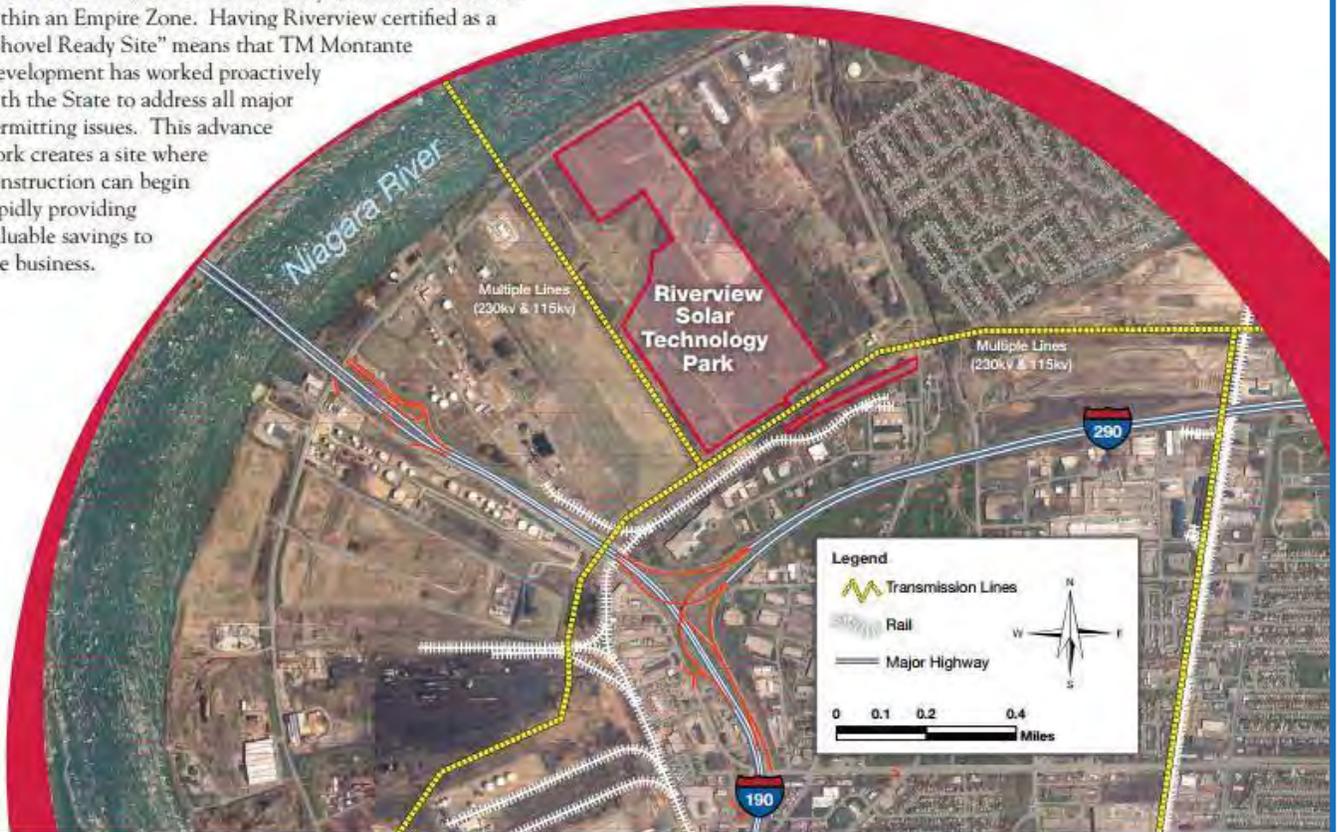
Utilities



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 (NYPA) 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.



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It pays to pick Riverview

Buffalo Niagara offers many attractive incentive programs that can reduce your start-up and long-term costs. Locating 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 Globe 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/tidal energy, and enabling or emerging energy efficient technologies.

FEDERAL PROGRAM

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.



Buffalo Niagara: Where Life Works.



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.

500 Mile Radius from Riverview



State Renewable Portfolio Standards

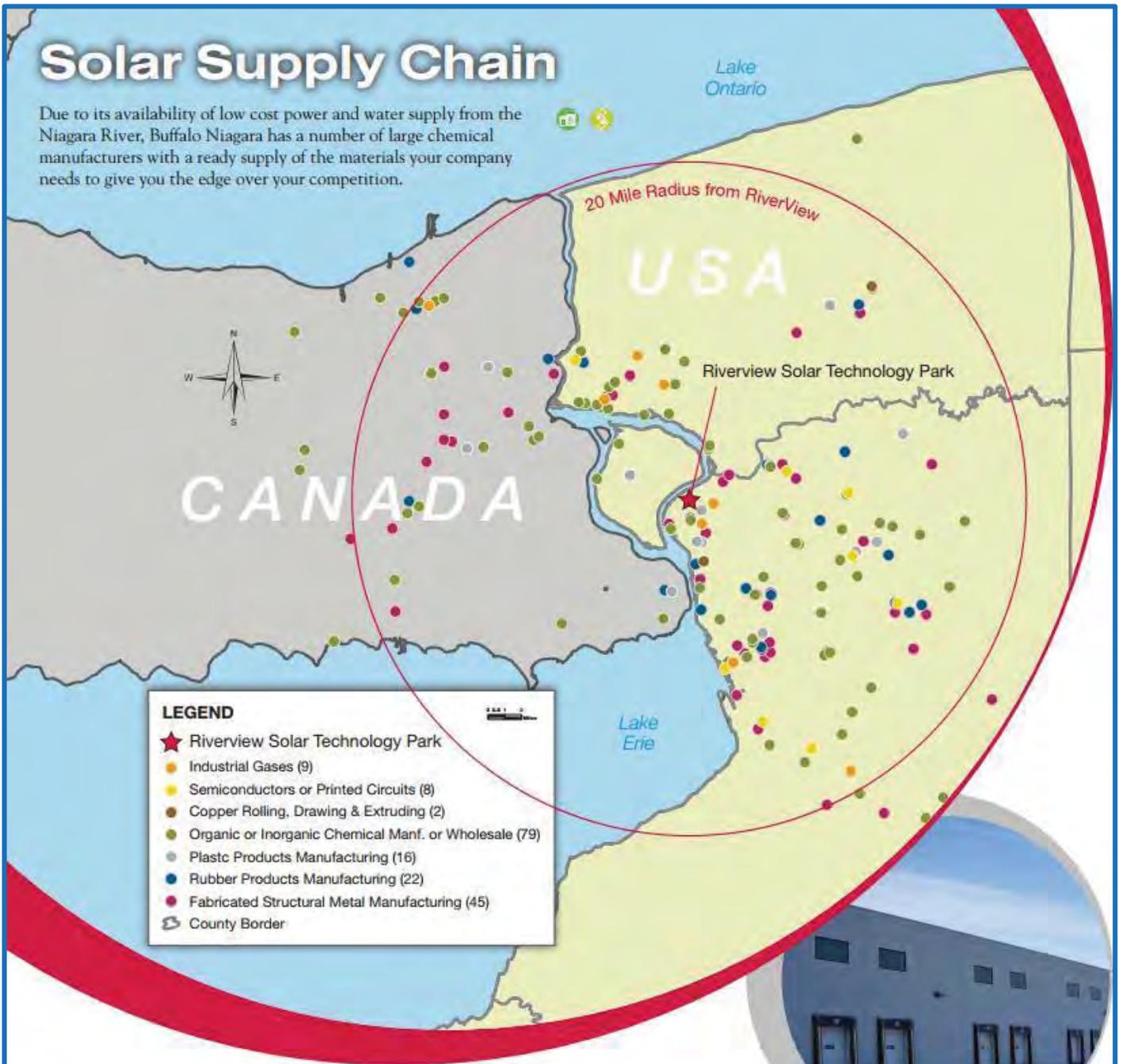
The percentages and years in the map above provide a rough estimate of state renewable portfolio standards. The percentages refer to the megawatts of energy required to come from renewable sources as compared to each state's absolute capacity. The date refers to when full requirements take effect as 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.

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Solar Supply Chain

Due to its availability of low cost power and water supply from the Niagara 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.



LEGEND

- ★ Riverview Solar Technology Park
- Industrial Gases (9)
- Semiconductors or Printed Circuits (8)
- Copper Rolling, Drawing & Extruding (2)
- Organic or Inorganic Chemical Manf. or Wholesale (79)
- Plastic Products Manufacturing (16)
- Rubber Products Manufacturing (22)
- Fabricated Structural Metal Manufacturing (45)
- ▭ County Border

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 Tapping Ribbon
Indium 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

Buffalo Niagara::Where Life Works.



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 75% 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 26.3% lower than median salaries in competing metropolitan areas

Wage Comparison

Average Salary with 5 Years of Experience Compared to Competitive Market Average	Buffalo Niagara	Baltimore	San Jose	Boston	Los Angeles	Portland
Electrical Engineer	91.7%	93.5%	112.1%	104.3%	103.4%	95.1%
Chemical Engineer	91.7%	93.3%	112.2%	104.3%	103.4%	95.1%
Materials Scientist	91.6%	94.0%	111.2%	104.5%	102.1%	96.6%
Solar Fabrication Technician	94.1%	95.4%	108.7%	105.6%	97.7%	98.6%
Equipment Maintenance Worker	91.4%	94.3%	109.1%	106.7%	100.1%	98.5%
Product Assembler	94.2%	95.1%	109.4%	105.0%	98.4%	97.8%
Quality Control Technician	97.1%	98.0%	94.4%	108.2%	101.4%	100.8%
Cost of Living Index (Q1 2009) U.S. Average	93.6%	121.7%	158.5%	129.5%	142.2%	117.1%

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

- The New York Times, January 11, 2009

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



Put us to work for you.

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.

Non-partisan Political Support Team:

NY Senator Michael H. Ranzenhofer (R)

61st Senatorial District
P: 716-631-8695 F: 716-634-4321
E: ranz@senate.state.ny.us

NY Senator Mark Grisanti (D)

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U.S. Congressman Chris Collins (R)

27th Congressional District
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E: chris.collins@mail.house.gov

Assemblyman Robin Schimminger (D)

140th Assembly District
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E: schimmr@assembly.state.ny.us

Town of Tonawanda Supervisor Anthony F. Caruana

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NEW YORK GOVERNOR PATERSON ANNOUNCES PLANS FOR LARGEST SOLAR PROJECT IN STATE HISTORY

New York Power Authority Plans to Advance Statewide 100-MW Photovoltaic Project to Help Implement Governor's Clean Energy Agenda, Increase Energy Independence and Create Clean Energy Jobs

Governor David A. Paterson today announced the largest solar photovoltaic project in New York, which will help the State meet its energy needs, foster the development of solar technologies and create jobs. This unique initiative is the result of the Governor's recently announced 50 MW solar photovoltaic (PV) project, led by the Long Island Power Authority. Together, these projects total 150 MW, which would position New York as the State with the second highest installed PV capacity.

LIPA, along with Stony Brook University and Farmingdale State College proposed the creation of Solar Energy Centers, to assist residential, commercial and industrial LIPA customers in increasing and reducing energy usage, increase self-sufficiency, encourage energy efficiency by installing smart technologies and create clean energy jobs.

The creation of the New York Solar and Energy Storage Technology and Innovation Center (NY-SETIC), announced by Governor Paterson's State of the State address, will invest more than \$25 million to create the Center, a vital component in the State's effort to create clean energy jobs and a critical component in the State's effort to create clean energy jobs.

On behalf of the State, the New York Power Authority (NYPA) will issue a Request for Expressions of Interest (RFI) for the purchase of installing a public-private partnership for the installation of up to 100 megawatts (MW) of solar photovoltaic (PV) systems, including residential, commercial, public and utility-scale systems.

Governor Paterson's 45 to 15 program is one of the nation's most aggressive energy efficiency and renewable energy initiatives. By 2015, New York State will receive 45 percent of its electricity through energy efficiency and clean renewable energy. A conservatively estimated 150,000 new jobs throughout the State.

Senator Dama J. Antonicelli, Chair of the Senate Energy Committee, said: "This is an exciting new possibility that will help create New York State's energy future. A public-private partnership like this will allow job growth in manufacturing and assembly, in addition to construction, research and maintenance of the photovoltaic systems. This combination of green energy and good jobs is what we're trying to foster more of throughout the state and I look forward to working with the industry and local institutions to make sure we do the best thing for our state's future."

Assemblyman Kevin Curt, Chair of the Assembly Energy Committee, said: "The continued development and adoption of solar energy technologies is critical to our state's energy independence and economic growth. The Power Authority in New York State, the Power Authority as a national leader in the solar industry."

"Today's announcement is a critical step toward achieving New York's goals under its Renewable Portfolio Standard and in meeting the Governor's Clean Energy Agenda," said Governor Paterson. "The installation of 100 megawatts of our solar, renewable energy will power several buildings, and create jobs in the renewable energy sector."



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.



TM Montante Development LLC
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T +1(716) 876-8899 F +1(716) 876-6850
Email: info@tmmontante.com
www.TMMontante.com



Buffalo Niagara: Where Life Works.





Erie County Riverview Solar Technology Park



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.

Legend

	Telephone Fiber
	CATV Fiber
	Cable COAX
	Site Area

Erie County Riverview Solar Technology Park



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 Owner	Distance from Site
Verizon	.1 mile
Spectrum / TW	.1 mile

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

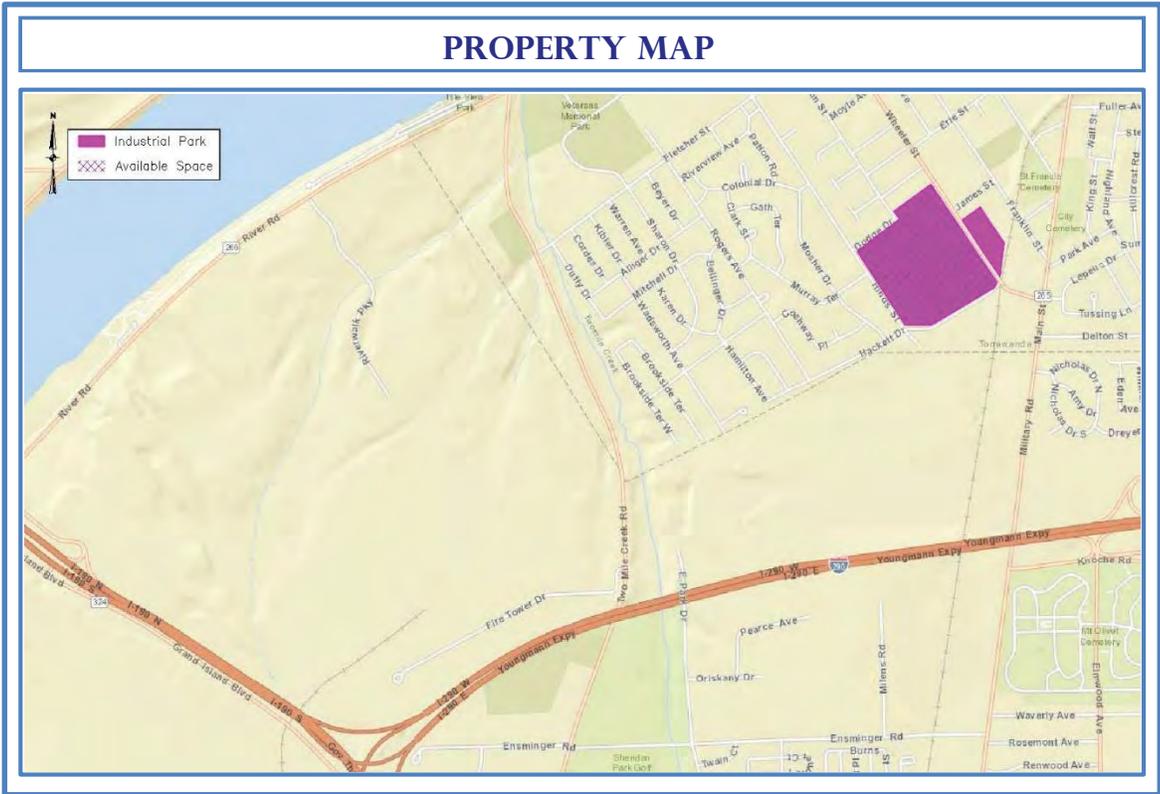
Competitive Services

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.

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	SITE STATISTICS
Address: Wheeler Street, City of Tonawanda	Status & Type: Industrial/Flex Special Designation:
Owner: City of Tonawanda Rick Davis, Mayor 200 Niagara Street, Tonawanda, NY 14150 (716) 695-8645	Total Acres: 54 +/- Available Acres: 46 +/- Largest Parcel Available: 41+/- Total Buildable Acres for Largest Parcel: 41 +/-
Site Description: Redevelopment site at City/Town of Tonawanda line, minutes from I-290	Zoning: Light Industrial/Office Building Design Standards: N/A
Utilities: <ul style="list-style-type: none"> • Water – Erie County Water Authority • Sewer – Town of Tonawanda Sewer Dept. • Natural Gas – National Fuel Gas • Electricity – National Grid • Communication - Time Warner Cable - Verizon 	Access Road: Military Road, North of I-290 Current Tenants: Simmers Crane

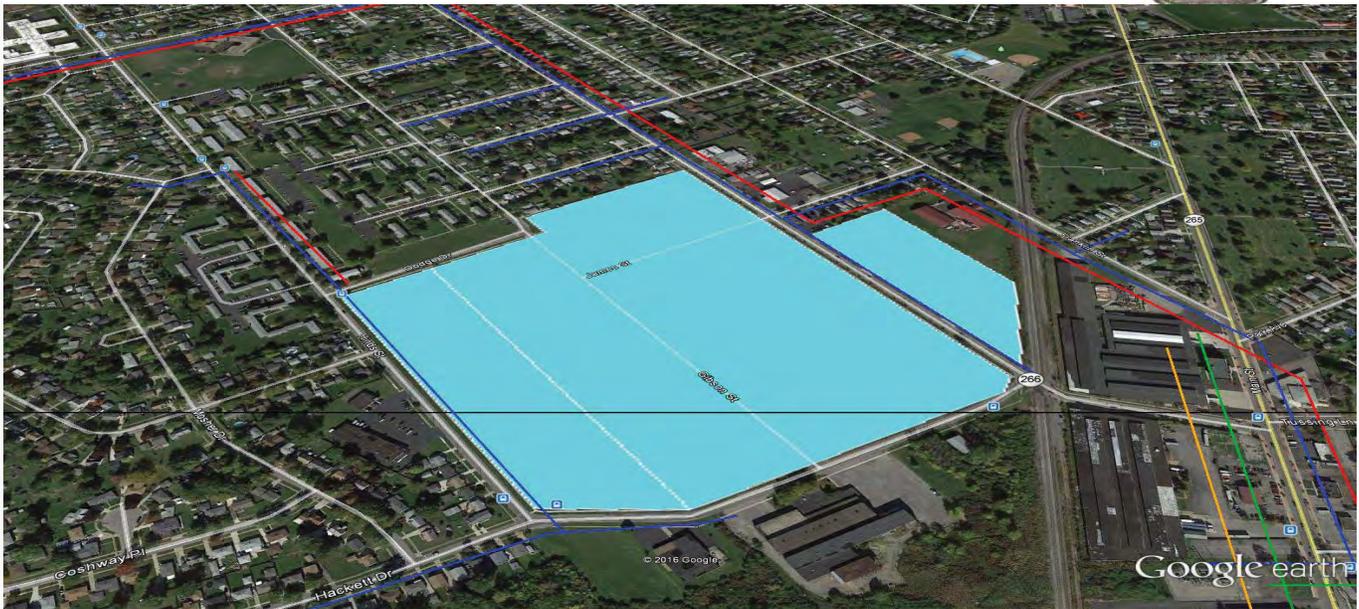
UPDATES	ISSUES
<ul style="list-style-type: none"> • All infrastructure including sidewalks and street trees are installed. • Completely shove ready. • Publicly owned storm/drainage on site 	







Erie County Spaulding Business Park



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 known 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 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.

Legend

	Telephone Fiber
	CATV Fiber
	Cable COAX
	CLEC Fiber
	Site Area

Erie County Spaulding Business Park



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 Owner	Distance from Site
Verizon	.1 mile
Spectrum / TW	.1 mile
CLEC	.1 mile

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

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.

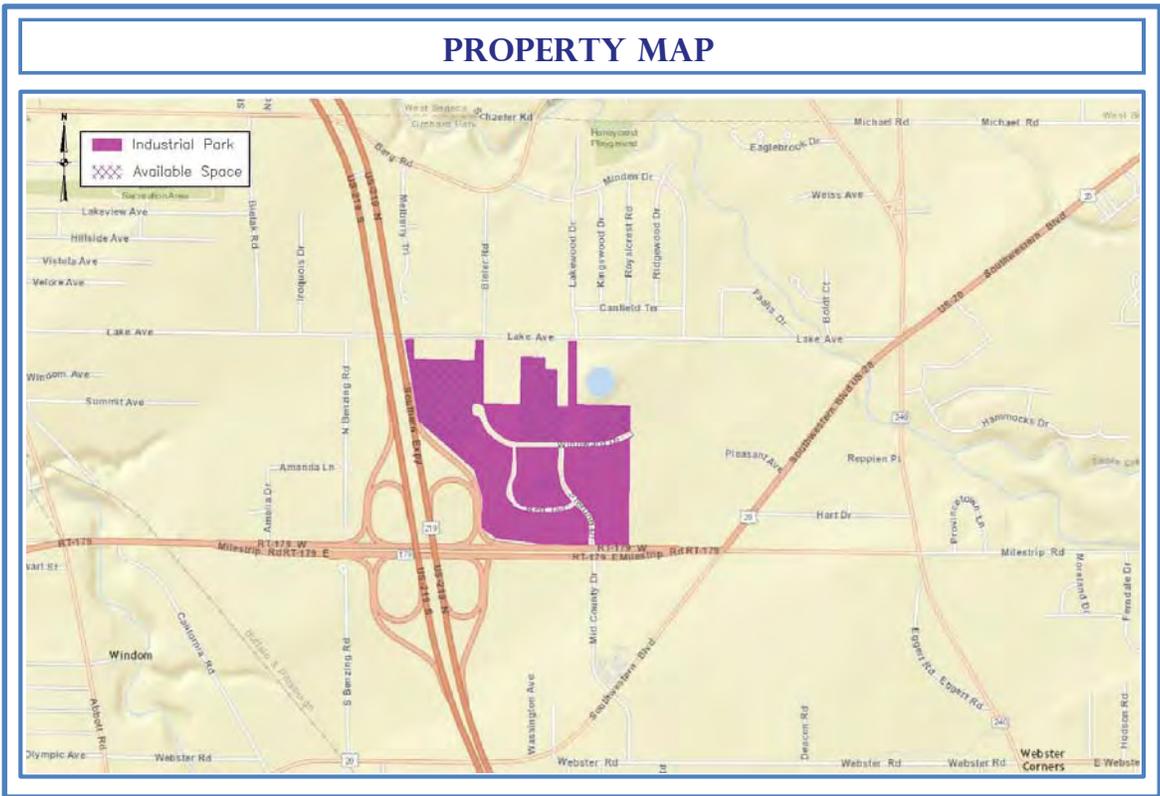
Spectrum can provide dedicated fiber optic Internet - symmetrical download/upload, up to 60Mbps. As part of the merger with Time Warner, Spectrum has committed to system upgrades that will allow for up to 100 Mbps.

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.

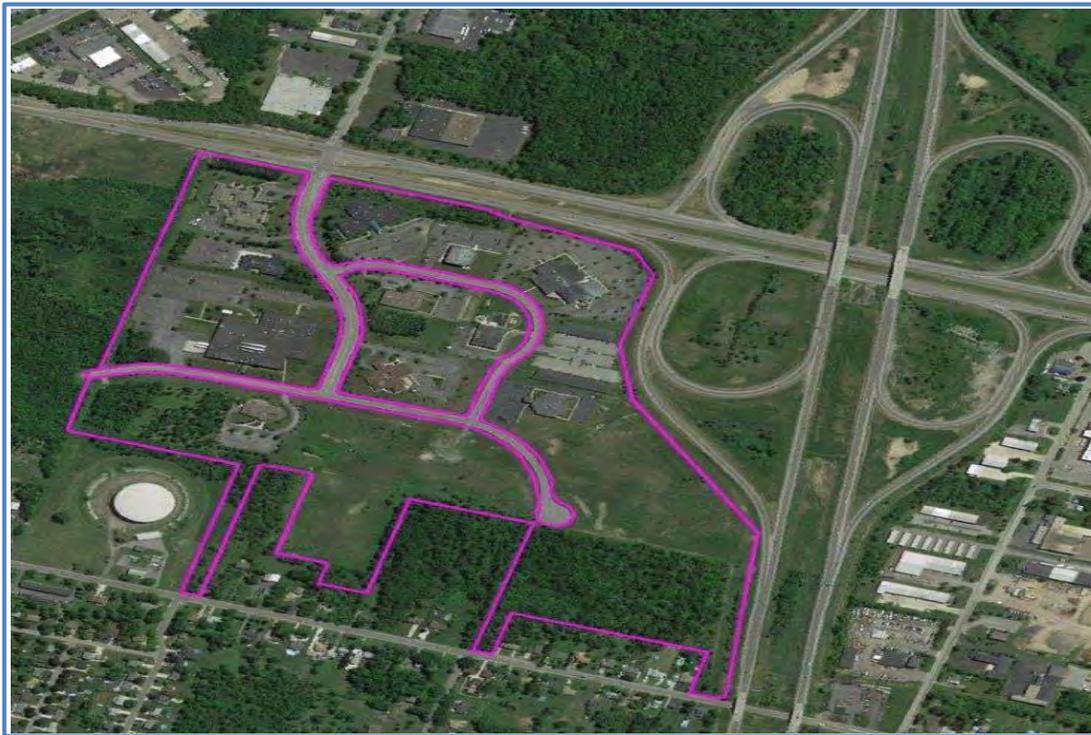
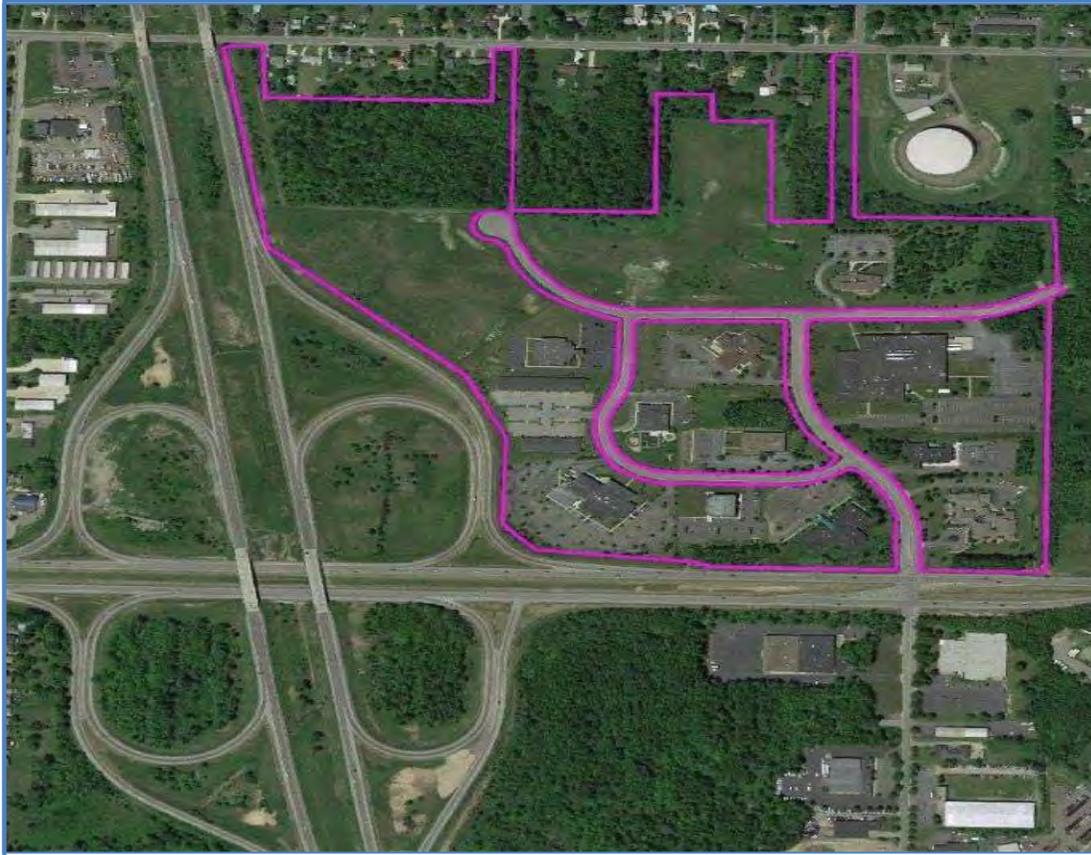


STERLING PARK



PROPERTY SUMMARY	SITE STATISTICS
<p>Address: Milestrip Road, Town of Orchard Park</p>	<p>Status & Type: Ready to Market/Show Office/Flex/R&D</p> <p>Special Designation: None</p>
<p>Owner: Acquest Development 80 Curtwright Drive, Williamsville, NY 14221 (716) 204-3570 or www.acquestdevelopment.com</p>	<p>Total Acres: 98 +/- Available Acres: 20 +/- Largest Parcel Available: 11.5 +/- Total Buildable Acres for Largest Parcel: 8 +/-</p>
<p>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.</p>	<p>Zoning: Commercial/Light Industrial</p> <p>Building Design Standards: Unknown</p>
<p>Utilities:</p> <ul style="list-style-type: none"> • Water – Erie County Water Authority • Sewer – Erie County Sewer District • Natural Gas – National Fuel Gas • Electricity – NYS Electric & Gas • Communication - Time Warner Cable <ul style="list-style-type: none"> - Verizon - Fiber Technologies Networks, Inc. - Level 3 Communications, Inc. 	<p>Access Road: Milestrip Road and Sterling Drive</p> <p>Current Tenants: Mentholatum Co., Inc., National Air Cargo, Peregrine’s Landing at Orchard Park, Bryant & Stratton College, Dent Neurological, Various multi-tenant medical related facilities.</p>
UPDATES	ISSUES
<ul style="list-style-type: none"> • Site ready to go for high-end users. 	<ul style="list-style-type: none"> • 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

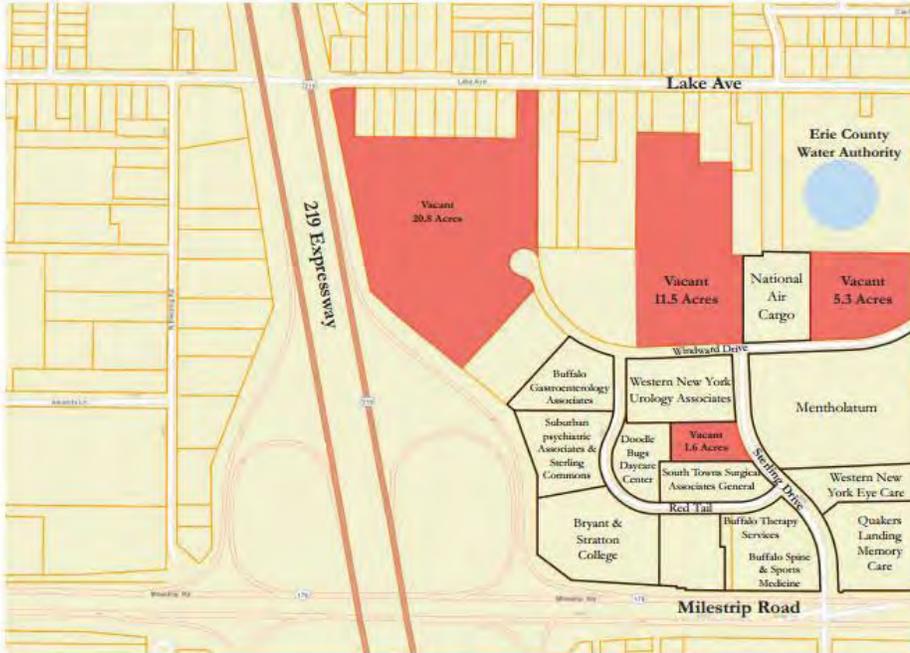
QUALITY
CREATIVITY
SERVICE



NOW AVAILABLE

FOR SALE - LAND





SITE PLAN
OVERALL SITE AREA 98 ACRES
1.6 - 20.8 ACRE PARCELS

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.



AERIAL MAP



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
- Project 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



1.6 ACRE CENTRAL PARK
LOCATION AND ADJACENT
TO DAYCARE CENTER



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 219 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



QUALITY
CREATIVITY
SERVICE



William Huntress
716.204.3570
Williamhuntress@acquestdevelopment.com

**FOR MORE
INFORMATION PLEASE
CONTACT**

Tricia Huntress
716.204.3570
Thuntress@acquestdevelopment.com





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.

Legend

	Telephone Fiber
	CATV Fiber
	Cable COAX
	CLEC Fiber
	Site Area

Erie County Sterling Park



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 Owner	Distance from Site
Verizon	.1 mile
Spectrum / TW	.1 mile
CLEC	.1 mile

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.

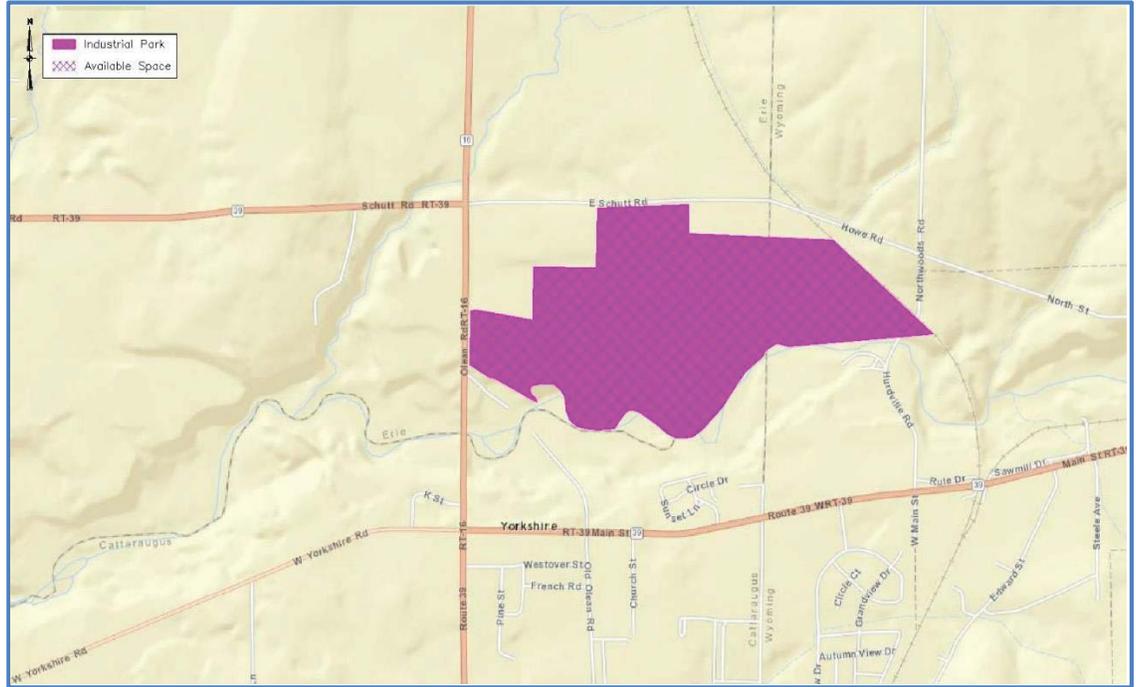
Having a CLEC nearby indicates that there are IP based services available, as well as, direct Internet access (DIA) and Layer 2 services including Ethernet. The presence of a CLEC makes it possible to negotiate dark fiber access.

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TRI-COUNTY INDUSTRIAL PARK

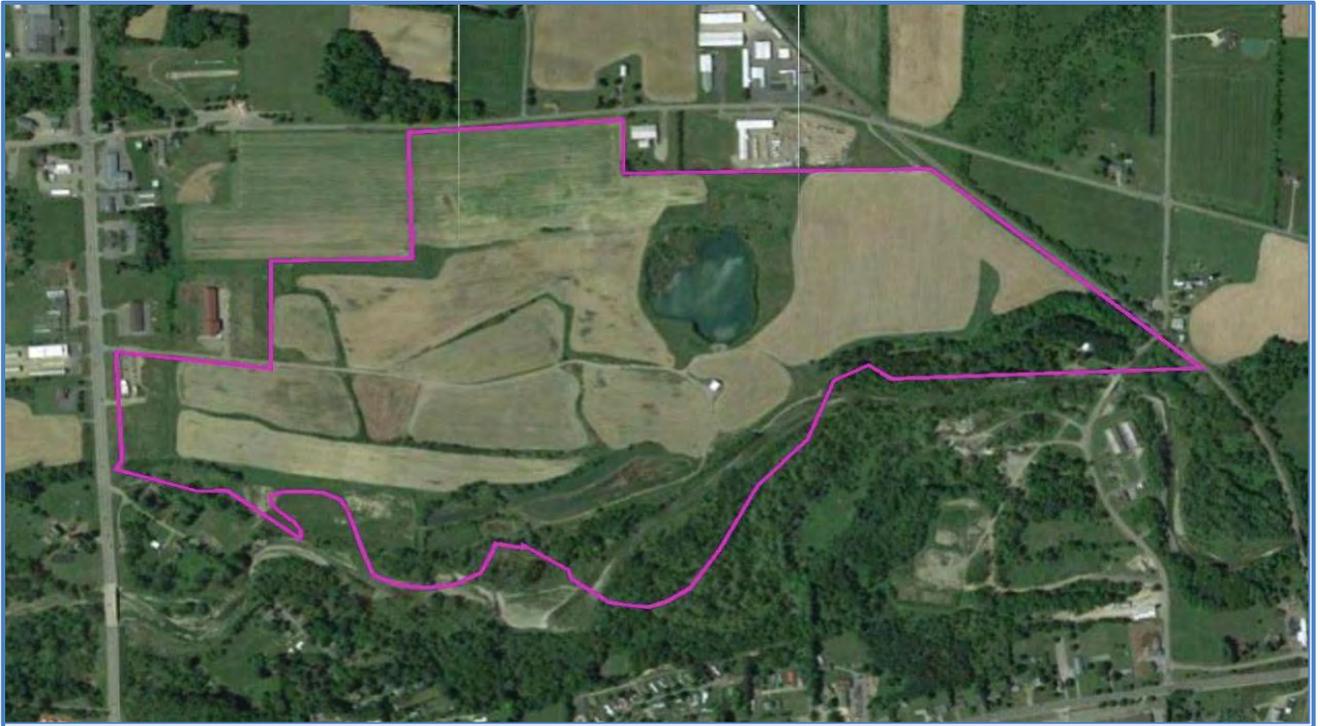
PROPERTY MAP



PROPERTY SUMMARY	SITE STATISTICS
Address: Route 16, Town of Sardinia	Status & Type: In Process Industrial/Flex Special Designation:
Owner: Mark I Development Manfred Koch (585) 492-0452	Total Acres: 220 +/- Available Acres: 220 +/- Largest Parcel Available: 78 +/- Total Buildable Acres for Largest Parcel: 43 +/-
Site Description: Rural site in southeast Erie County with a portion of the site in Wyoming County.	Zoning: Manufacturing Building Design Standards: N/A
Utilities: <ul style="list-style-type: none"> • Water – Village of Arcade • Sewer – Village of Arcade • Natural Gas – National Fuel Gas • Electricity – Village of Arcade (Municipally owned system, hydropower available) • Communication - Time Warner Cable - Verizon 	Access Road: Preliminary design for internal access road completed; 1,000 linear feet constructed. Current Tenants: Multi-tenant building (10,000 square feet)

UPDATES	ISSUES
<ul style="list-style-type: none"> • Build NOW NY funding received. • SEQR EIS completed. • Engineering concepts completed. 	<ul style="list-style-type: none"> • Limited access to major transportation corridors. • Limited workforce in rural setting; limited transportation for workforce. • Site needs infrastructure and access road.







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 were 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- among lowest in NYS.
- Railroad access available.
- Projected job growth: 1,500 new jobs.
- Two office suites of 2,100 sq.ft. available. First out 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.

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/Stairs 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. Refridgerator/Microwave
- Modern Tiled Restrooms
- Located in Town of Sardina
- Be a Part of Fast Growing Business Park
- Built to suit your specific business needs!
- Zoned Commercial

Coming Soon...

Hutchinson

TOWNHOUSES

[Click here for info](#)



Hutchinson Hill

Care-free living on the banks of the creek

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





MARKET
 Real Estate Development
 LLC





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.

Legend

	Telephone Fiber
	CATV Fiber
	Cable COAX
	CLEC Fiber
	Site Area

Erie County Tri County Industrial Park



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 Owner	Distance from Site
Verizon	.1 mile
Spectrum / TW	.1 mile
CLEC	.1 mile

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.

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.

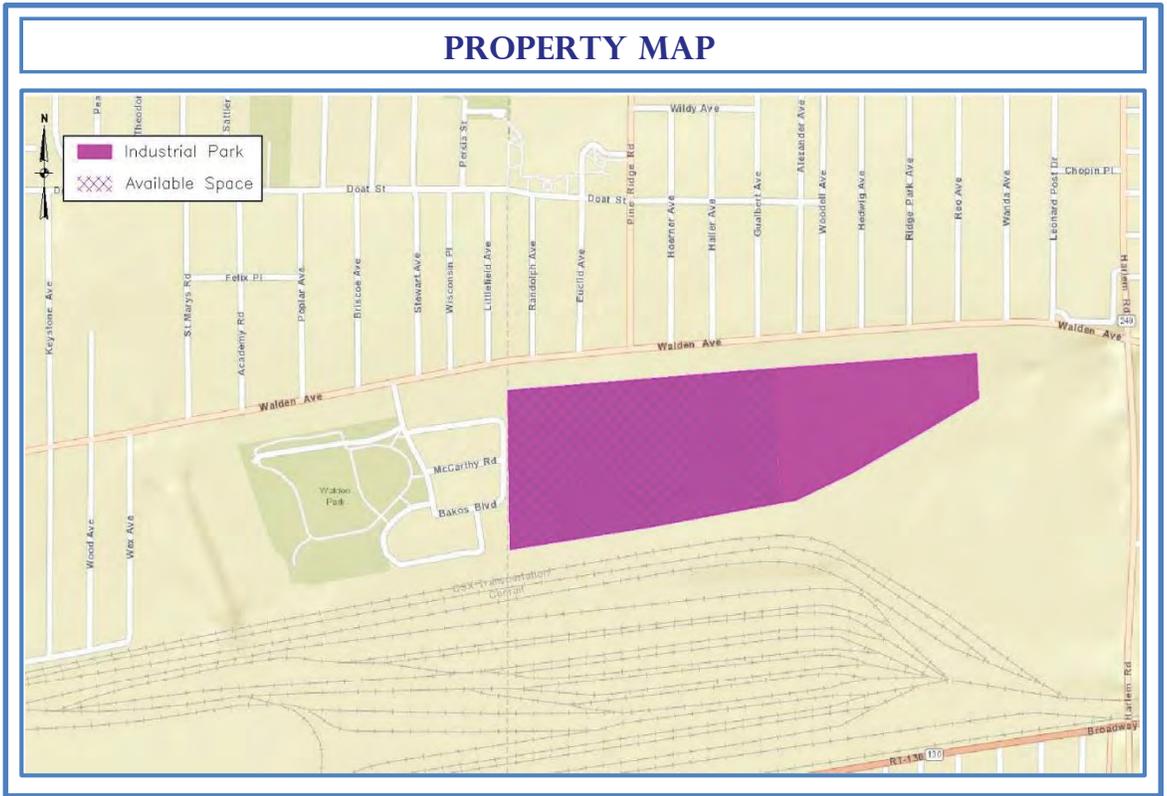
Spectrum can provide dedicated fiber optic Internet - symmetrical download/upload, up to 60Mbps. As part of the merger with Time Warner, Spectrum has committed to system upgrades that will allow for up to 100 Mbps.

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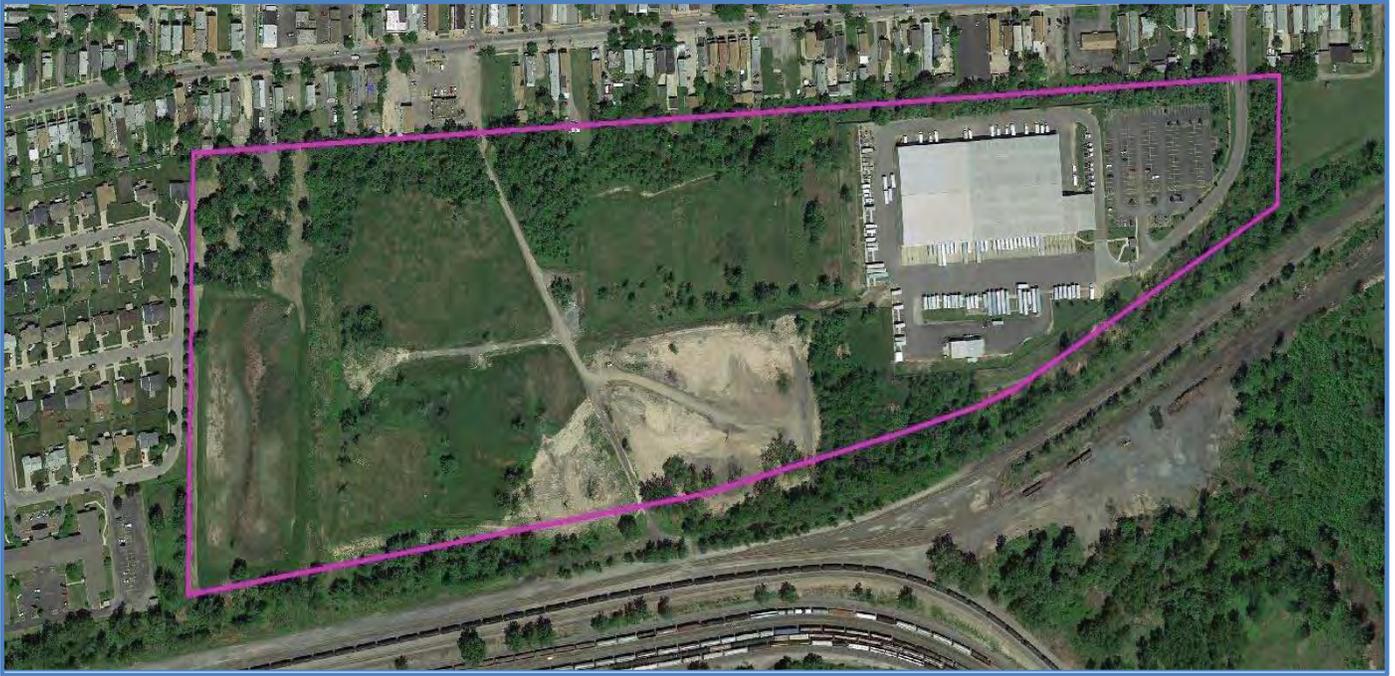


WALDEN COMMERCE EXCHANGE

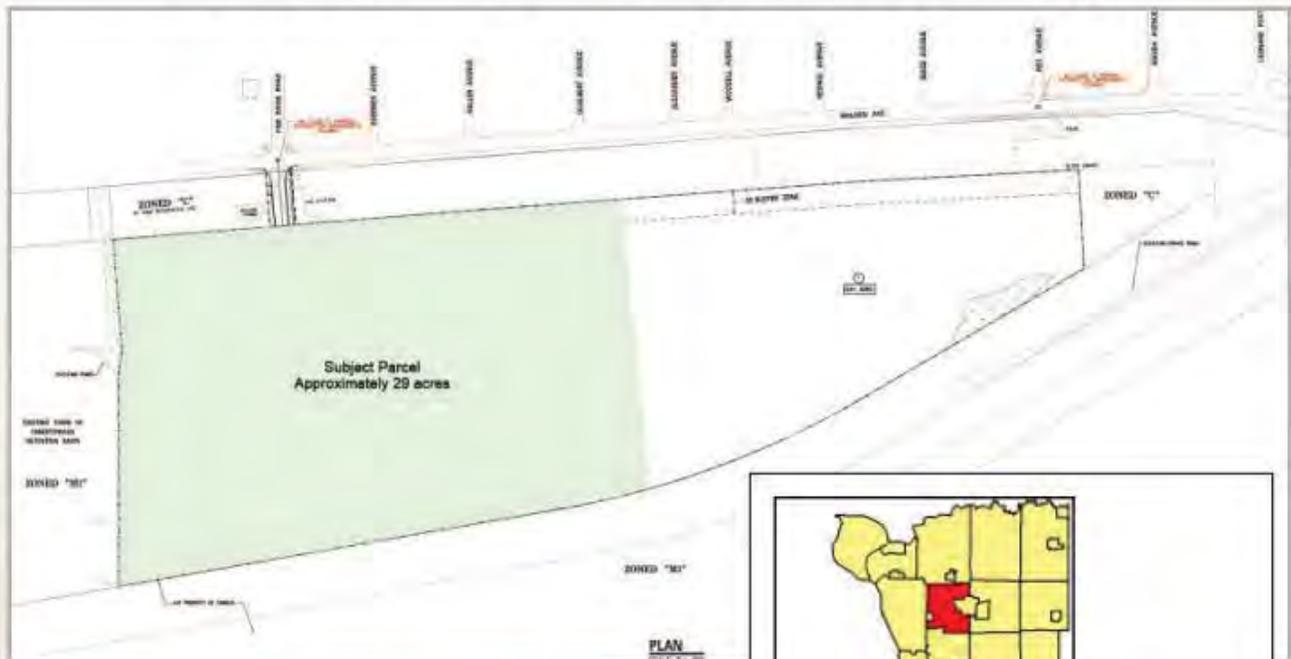


PROPERTY SUMMARY	SITE STATISTICS
Address: Walden Avenue, Town of Cheektowaga	Status & Type: In Process Industrial/Flex Special Designation: None
Owner: Ciminelli Development / Town of Cheektowaga Centerpointe Corp Park, 350 Essjay Road Williamsville, NY 14221 (716) 631-8000 or www.ciminelli.com	Total Acres: 55 +/- Available Acres: 38 +/- Largest Parcel Available: 33 +/- Total Buildable Acres for Largest Parcel: 33 +/-
Site Description: A suburban light industrial/office park, located in Cheektowaga near the Buffalo city line.	Zoning: Light Manufacturing Building Design Standards: N/A
Utilities: <ul style="list-style-type: none"> • Water – Erie County Water Authority • Sewer – Town of Cheektowaga Sewer Dept. • Natural Gas – National Fuel Gas • Electricity – National Grid • Communication - Time Warner Cable <ul style="list-style-type: none"> - Verizon - Fiber Technologies Networks, Inc. 	Access Road: Walden Avenue, internal access road Current Tenants: Fed Ex (relocated to Hamburg)
UPDATES	ISSUES
<ul style="list-style-type: none"> • Access to site now available. 	<ul style="list-style-type: none"> • 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



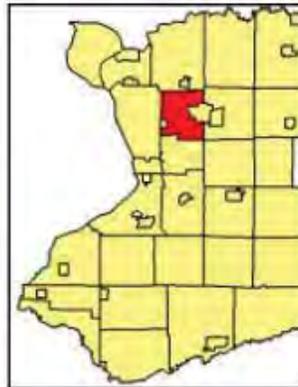
Walden Avenue

Cheektowaga, New York 14225

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.



- 29 Acre Site
- Excellent Walden Avenue visibility
- Minutes from NYS Thruway
- Convenient to Walden Galleria Mall

For more information call 716.631.8000 or visit www.ciminelli.com



NEW YORK

FLORIDA

PENNSYLVANIA



Erie County Walden Commerce Exchange



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.

Legend

	Telephone Fiber
	CATV Fiber
	Cable COAX
	CLEC Fiber
	Site Area

Erie County Walden Commerce Exchange



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 Owner	Distance from Site
Verizon	.1 mile
Spectrum / TW	.1 mile
CLEC	.5 mile

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.

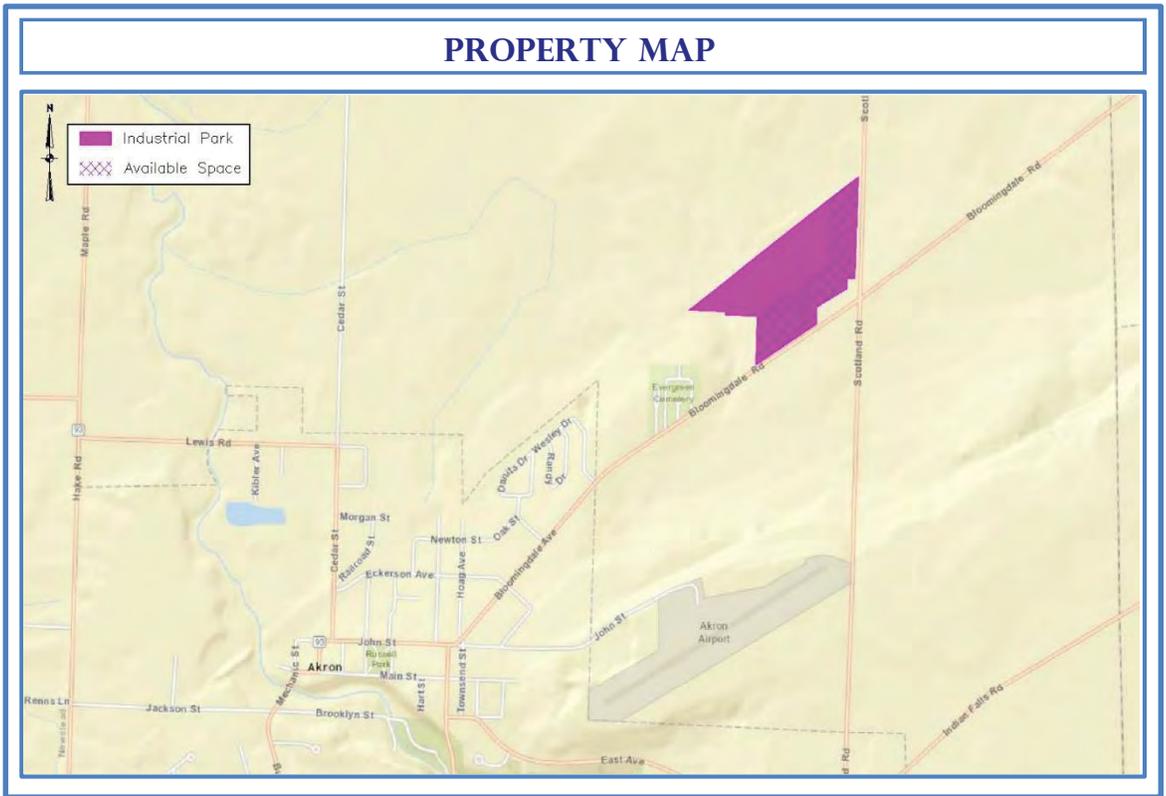
Spectrum can provide dedicated fiber optic Internet - symmetrical download/upload, up to 60Mbps. As part of the merger with Time Warner, Spectrum has committed to system upgrades that will allow for up to 100 Mbps.

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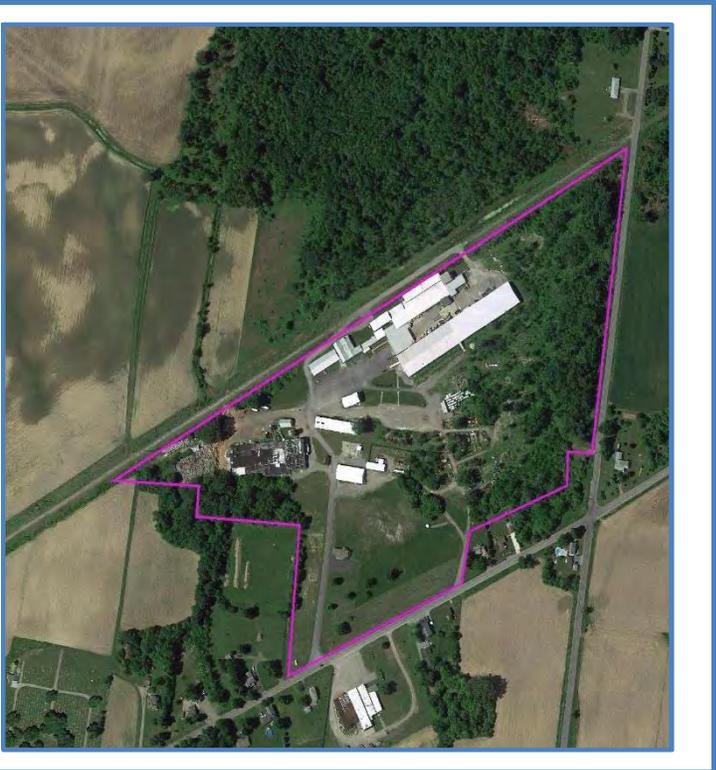
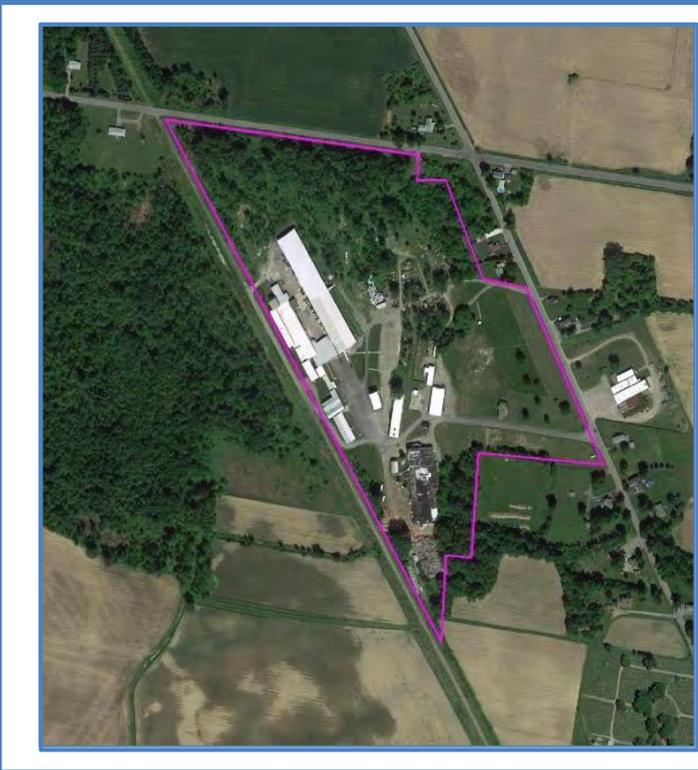
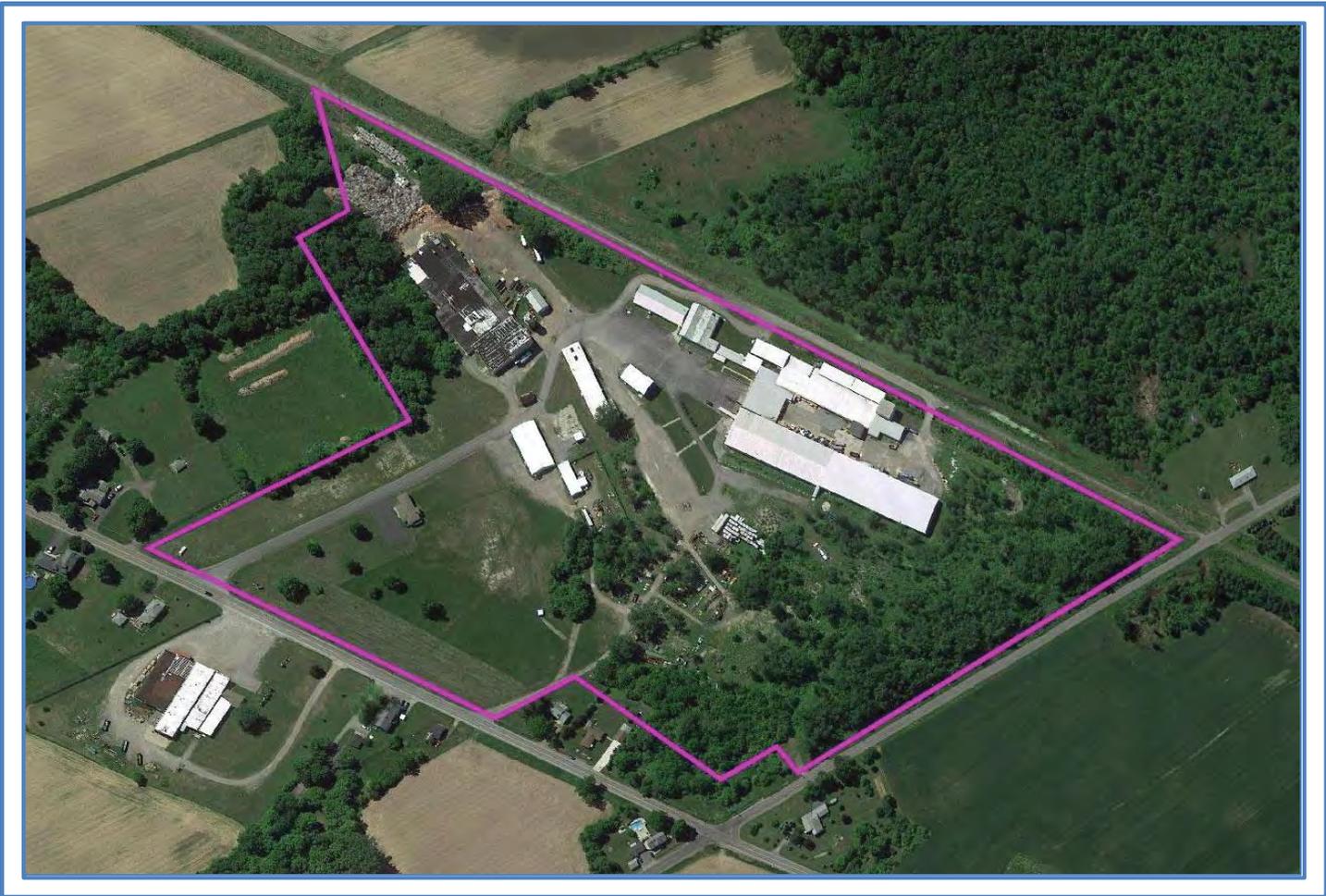


WHITING INDUSTRIAL PARK



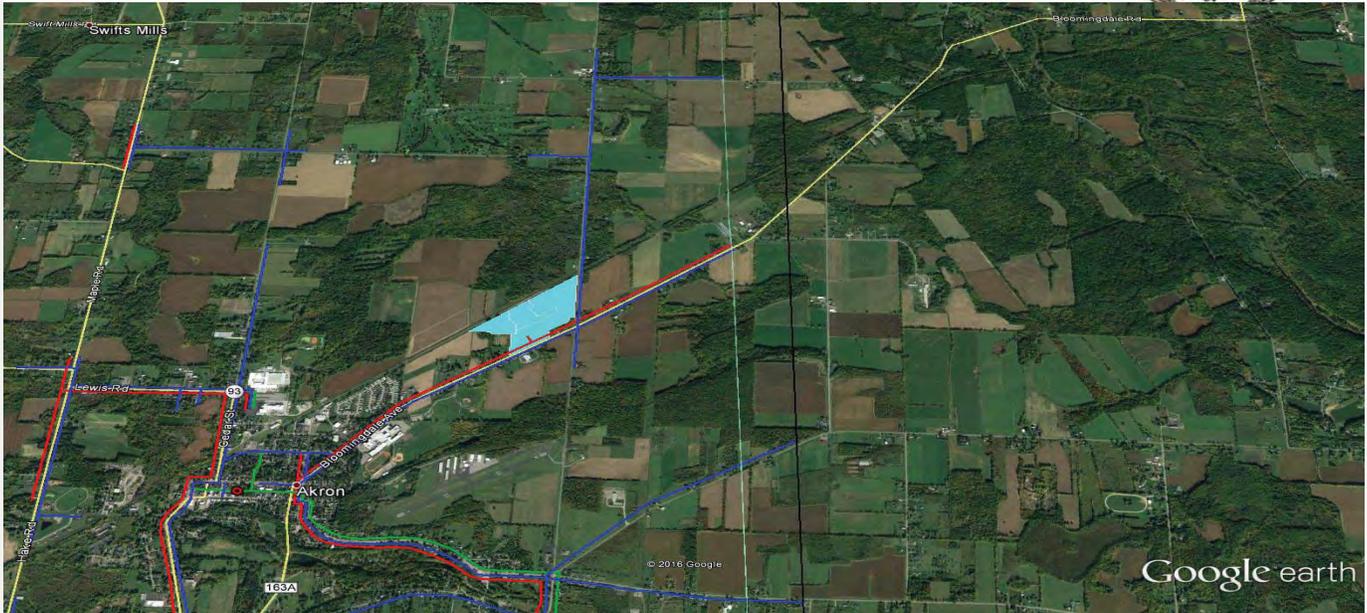
PROPERTY SUMMARY	SITE STATISTICS
Address: Bloomingdale Road, Town of Newstead	Status & Type: Ready to Market/Show Industrial/Flex
Owner: Whiting Door Company 113 Cedar Street Akron, NY 14001 (716) 542-5427	Special Designation: None
Site Description: Redevelopment site in the Town of Newstead, adjacent to the Village of Akron	Total Acres: 46 +/- Available Acres: 25 +/- Largest Parcel Available: 25 +/- Total Buildable Acres for Largest Parcel: 25 +/-
Utilities: <ul style="list-style-type: none"> • Water – Erie County Water Authority • Sewer – Village of Akron • Natural Gas – National Fuel Gas • Electricity – National Grid • Communication - Time Warner Cable - Verizon 	Zoning: Manufacturing
	Building Design Standards: N/A
	Access Road: Internal Roadway Exists
	Current Tenants: Malyn Industrial Ceramics, Whiting Door Company
UPDATES	ISSUES
<ul style="list-style-type: none"> • Sewer Completed. • Whiting has finished a small addition. 	<ul style="list-style-type: none"> • Redevelopment site was a former drywall manufacturing facility. • Located 15 minutes from I-90 Existing 48A – Pembroke.







Erie County Whiting Industrial Park



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.

Legend

	Telephone Fiber
	CATV Fiber
	Cable COAX
	CLEC Fiber
	Site Area

Erie County Whiting Industrial Park



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 Owner	Distance from Site
Verizon	1 mile
Spectrum / TW	.1 mile

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

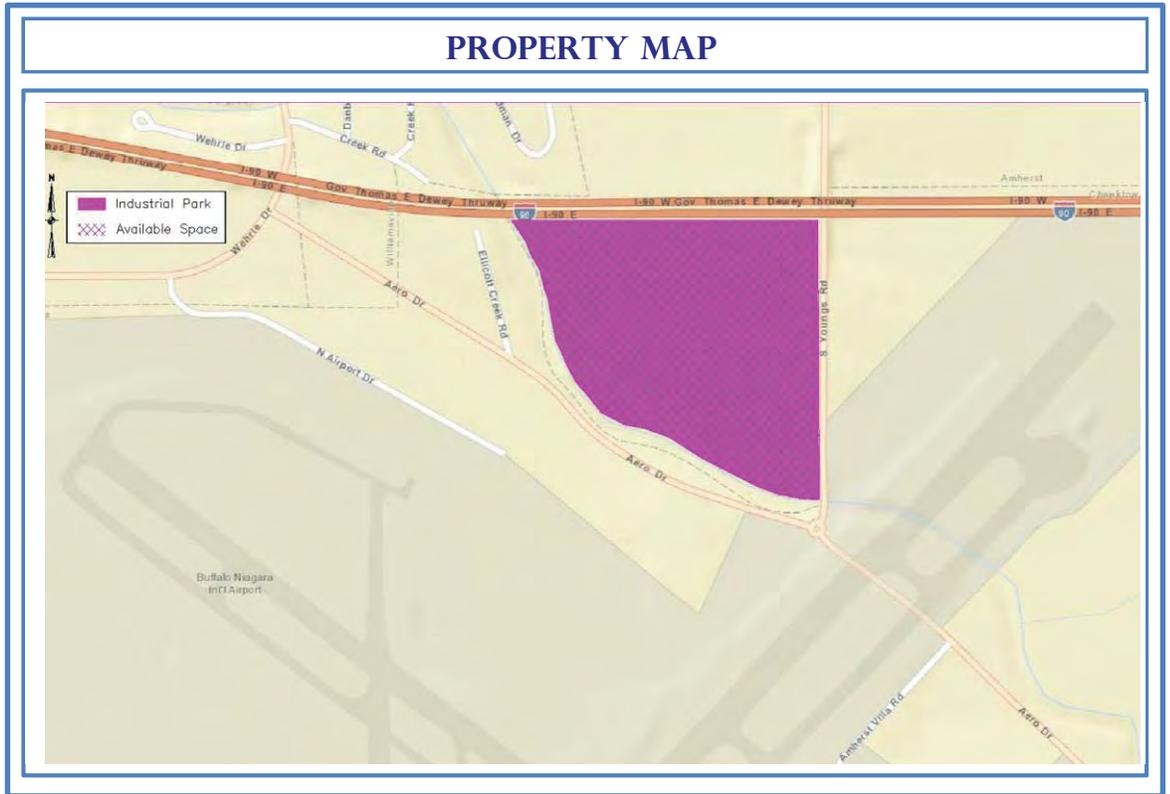
Verizon services include DSL, T1, DS3, dedicated business Ethernet services from 3Mbps up to 1Gbps, MPLS, cloud services, web hosting, managed office, and business phone services.

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.

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YOUNGS ROAD DEVELOPMENT SITE



PROPERTY SUMMARY	SITE STATISTICS
Address: South Youngs Road, Amherst, NY	Status & Type: Special Designation: None
Owner: Krog Development, Peter Krog 4 Centre Drive, Orchard Park, NY 14217 (716) 667-1234	Total Acres: 48 +/- Available Acres: 48 +/- Largest Parcel Available: 48 +/- Total Buildable Acres for Largest Parcel: 44 +/-
Site Description: Greenspace, adjacent to the Buffalo Niagara International Airport.	Zoning: General Industrial
Utilities: <ul style="list-style-type: none"> • Water – None • Sewer – None • Natural Gas – National Fuel • Electricity – National Grid • Communication – Verizon, Time Warner Cable 	Building Design Standards: N/A Access Road: No current access roadway; access would be constructed from South Youngs Road Current Tenants: None

UPDATES	ISSUES
<ul style="list-style-type: none"> • Planned as a high technology industrial park 	<ul style="list-style-type: none"> • No water or sewer service at park





YOUNGS ROAD DEVELOPMENT SITE

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"

Buffalo Niagara International Airport



The Krog Corp.

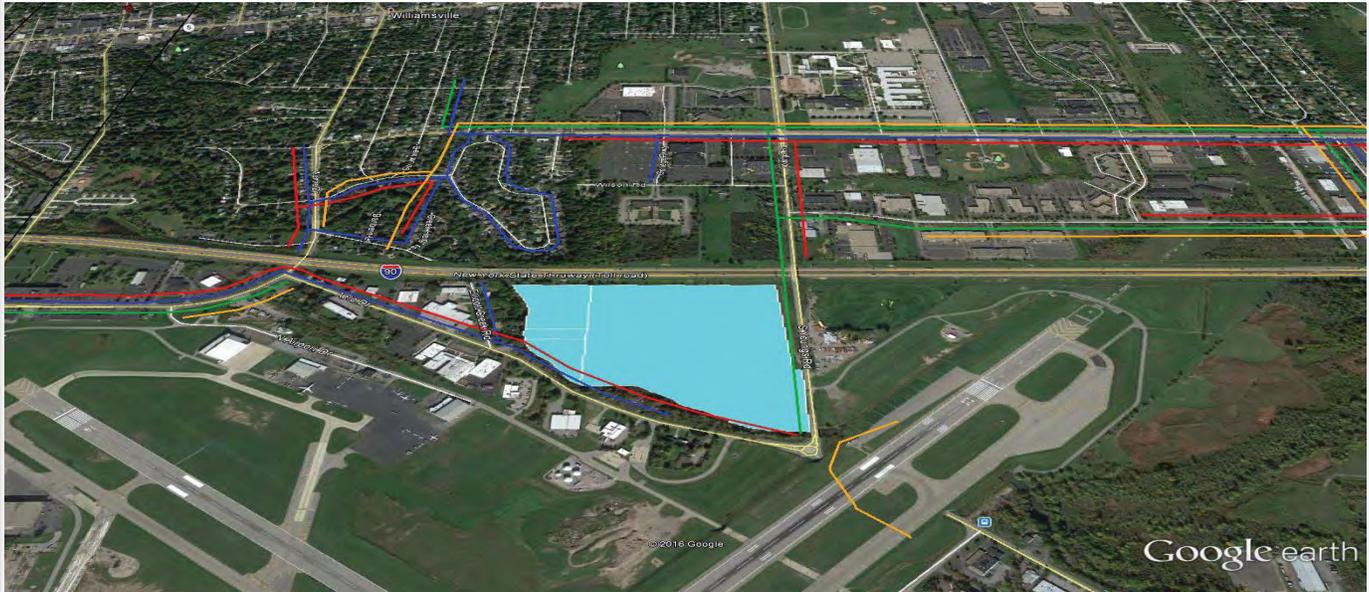
**Engineers
Developers
Contractors**

4 Centre Drive Orchard Park NY 14127 Tel 716-667-1234 Fax 716-667-1258
8 Denison Pkwy East Corning NY 14830 Tel 607-936-4601 Fax 607-936-4610





Erie County Youngs Road Site



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.

Legend

	Telephone Fiber
	CATV Fiber
	Cable COAX
	CLEC Fiber
	Site Area

Erie County Youngs Road Site



Fiber Availability/Services at Site

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