## PROPERTY SUMMARY:
- 185 acre site located in the City of Buffalo
- Productive local labor force, minutes from Canadian crossings
- Waterfront access on Buffalo River, ample rail serving site
- Minutes from Interstate access

## ZONING & LAND USE:
- M-1, M-3 Industrial

## FOR:
- Sale:
  - (90 acres) $50,000/acre
  - (91 acres) $35,000/acre

## UNIQUE ATTRIBUTES:
- 3,900 linear foot of improved river frontage with 25’ water depth
- Land shovel ready for development
- Very high capacity, private water-supply system, Buffalo River Improvement Corporation (BRIC), available for cooling or process purposes (120 million gallons per day; untreated)

## IMPROVEMENTS:
- Planned Tifft Street arterial will border eastern perimeter and provide direct access to the site from NY-5 and new I-190 exit ramp
- New 130,000 sq.ft. manufacturing plant recently completed

## UTILITIES:
- All public
- Eligible for low-cost hydropower
- High-voltage 115kV electric transmission available
- Natural gas, sewer & water available on site

## TRANSPORTATION:
- One mile from two I-190 exits and Route 5
- Rail service to site: four (4) Class I rail-carriers available to site via Genesee-Wyoming Short-line carrier: CSX, Norfolk Southern (NS), Canadian National (CN) and Canadian Pacific (CP)

## INCENTIVES:
- Incentives available for development

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**Brownfield Site – Buffalo, New York**

**Riverbend Commerce Park**

1339 South Park Avenue

Buffalo, NY 14220

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For more information, visit www.buffaloniagaracls.com

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