



Brownfield Site – Buffalo, New York

Riverbend Commerce Park

1339 South Park Avenue
Buffalo, NY 14220

PROPERTY SUMMARY:	<ul style="list-style-type: none"> • 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:	<ul style="list-style-type: none"> • M-1, M-3 Industrial
FOR:	<ul style="list-style-type: none"> • Sale: <ul style="list-style-type: none"> - (90 acres) \$50,000/acre - (91 acres) \$35,000/acre
UNIQUE ATTRIBUTES:	<ul style="list-style-type: none"> • 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:	<ul style="list-style-type: none"> • Planned Tiftt Street arterial will boarder 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:	<ul style="list-style-type: none"> • All public • Eligible for low-cost hydropower • High-voltage 115kV electric transmission available • Natural gas, sewer & water available on site
TRANSPORTATION:	<ul style="list-style-type: none"> • 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:	<ul style="list-style-type: none"> • Incentives available for development



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For more information, visit www.buffaloniagaracls.com

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