

18 ± ACRES INDUSTRIAL

TONAWANDA BUSINESS/INDUSTRIAL PARK

BUILDING FEATURES

Sites Available	2 to 18 ± Acres
Zoning	Spaulding Overlay District (Industrial/Office/Business)

Property Highlights

- Strategically located between Buffalo and Niagara Falls
- Potential NYS Excelsior Program benefits
- Easy access to the I-190 and I-290 Expressways
- Complete utility infrastructure in place
- Large labor pool in close proximity
- CSX rail service at site boundary
- **Competitive land pricing**

For more information, contact:

Benedict J. Borruso
Associate Real Estate Broker
716.861.5090 - cell
bborruso@pyramidbrokerage.com

Richard J. Schechter
Associate Real Estate Broker
716.316.4040 – cell
rschechter@pyramidbrokerage.com

14 Lafayette Square, Suite 1900
Buffalo, New York 14203
phone: +1 716 852-7500

pyramidbrokerage.com



Simmers Crane Design & Services Company Facility at Spaulding Commerce Park



DEMOGRAPHIC	3 MILE	5 MILES	10 MILES
Population	75,857	227,772	600,835
Average Household Income	\$67,945	\$69,002	\$69,535



- Sidewalks
- Bikepath
- 100' Green Space

Spaulding Fibre
Full Development
Scenario
October 2010

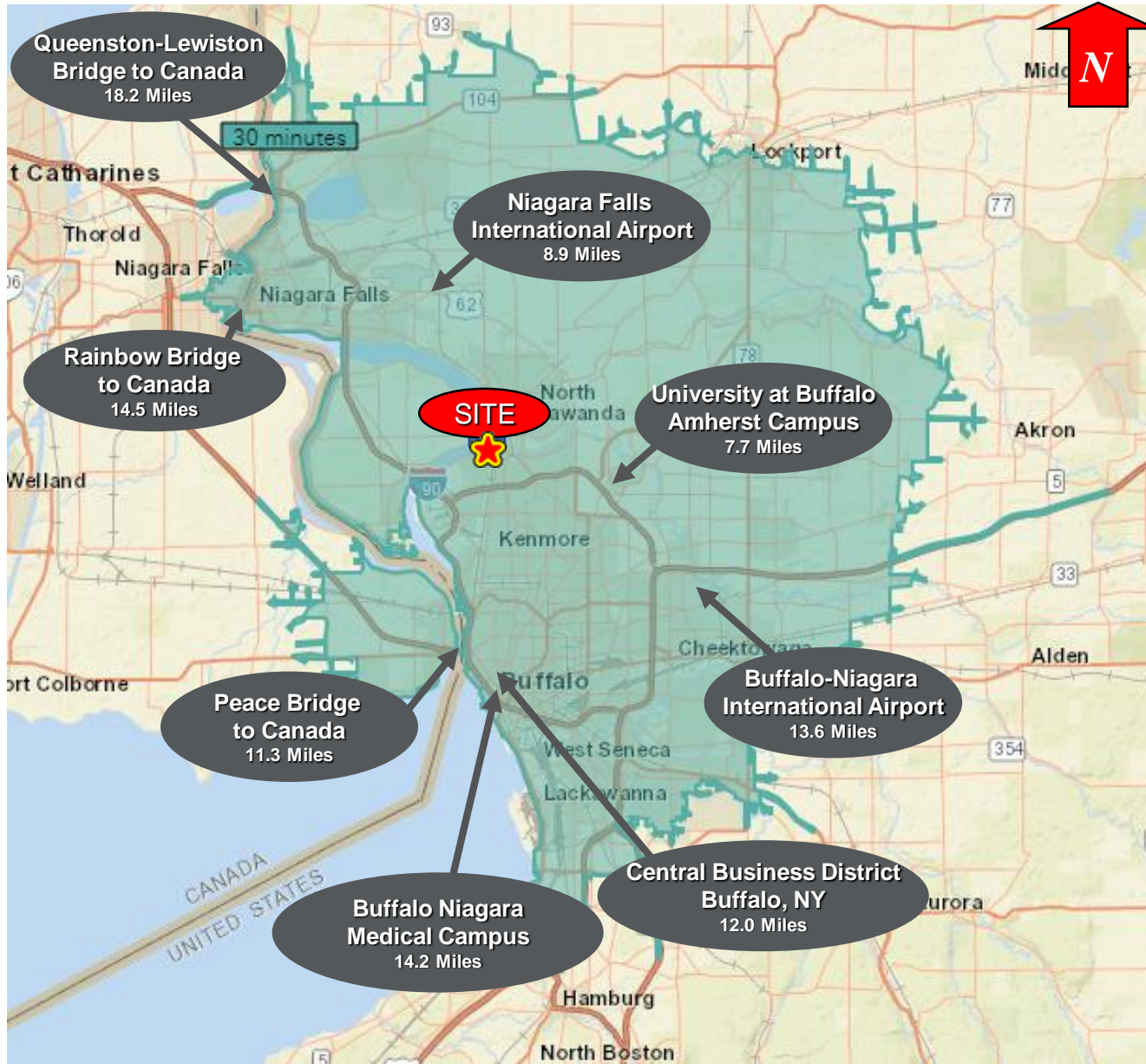


Acreage and parcel breakouts are flexible



Concept site plan #1

Concept site plan #2



30-Minute Drive Time Map