



**Pyramid Brokerage
Company**

**Interstate 90
(NY Thruway)**

NY Route 77

EXIT 48-A



Buffalo East Industrial Center at Pembroke

**Interstate 90 Exit 48-A &
Route 77, Pembroke, NY**

FOR SALE

**+210 Acre Thruway
Adjacent Site**

**8600 Alleghany Road
(Interstate 90 Exit 48-A & Route 77)
Pembroke, NY**

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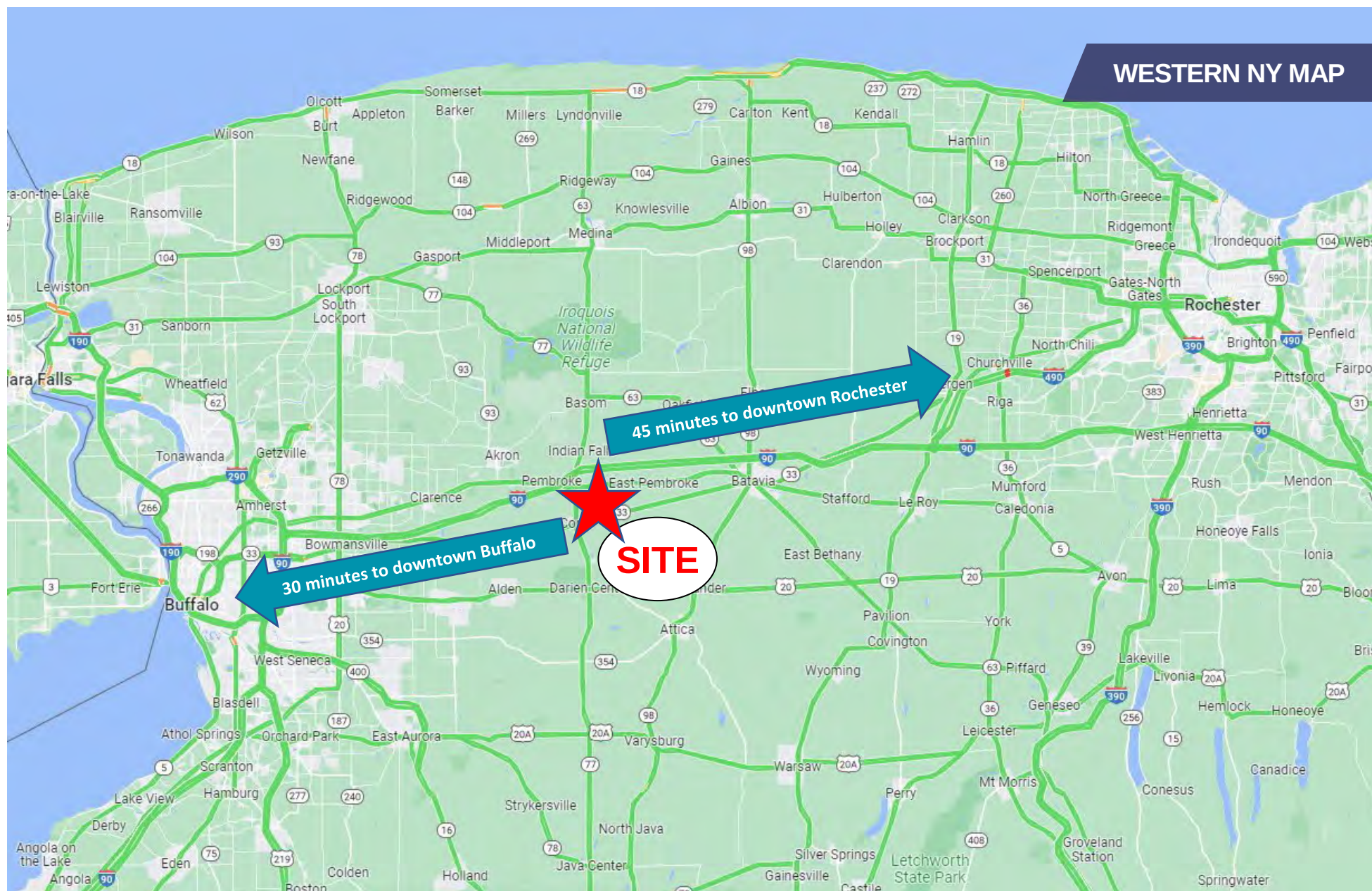
Highlights:

- Buffalo East Industrial Center is strategically located in Western New York at I-90 (a/k/a NY Thruway) Exit 48-A with 34,320 AADT traffic count.
- Short drive to Buffalo Niagara International Airport, Downtown Buffalo, and 32 miles to Peace Bridge to Canada. 45 minutes to Downtown Rochester. 25 miles to Buffalo container rail yard.
- **Previously Approved** for six one-story buildings ranging from 125,000 to 500,000 SF each on 210.7-acre centrally-planned industrial park for warehouse/ distribution and manufacturing uses.
- Municipal sewer and water. Natural gas. Heavy electric service available.
- Users may qualify for property tax abatement program through the cooperative Genesee County Economic Development Center.
- Tax benefits available within Foreign Trade Zone #284





Buffalo East Industrial Center at Pembroke
Road (Interstate 90 Exit 48-A & Route 77, Pembroke, NY)



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LOCATION OVERVIEW

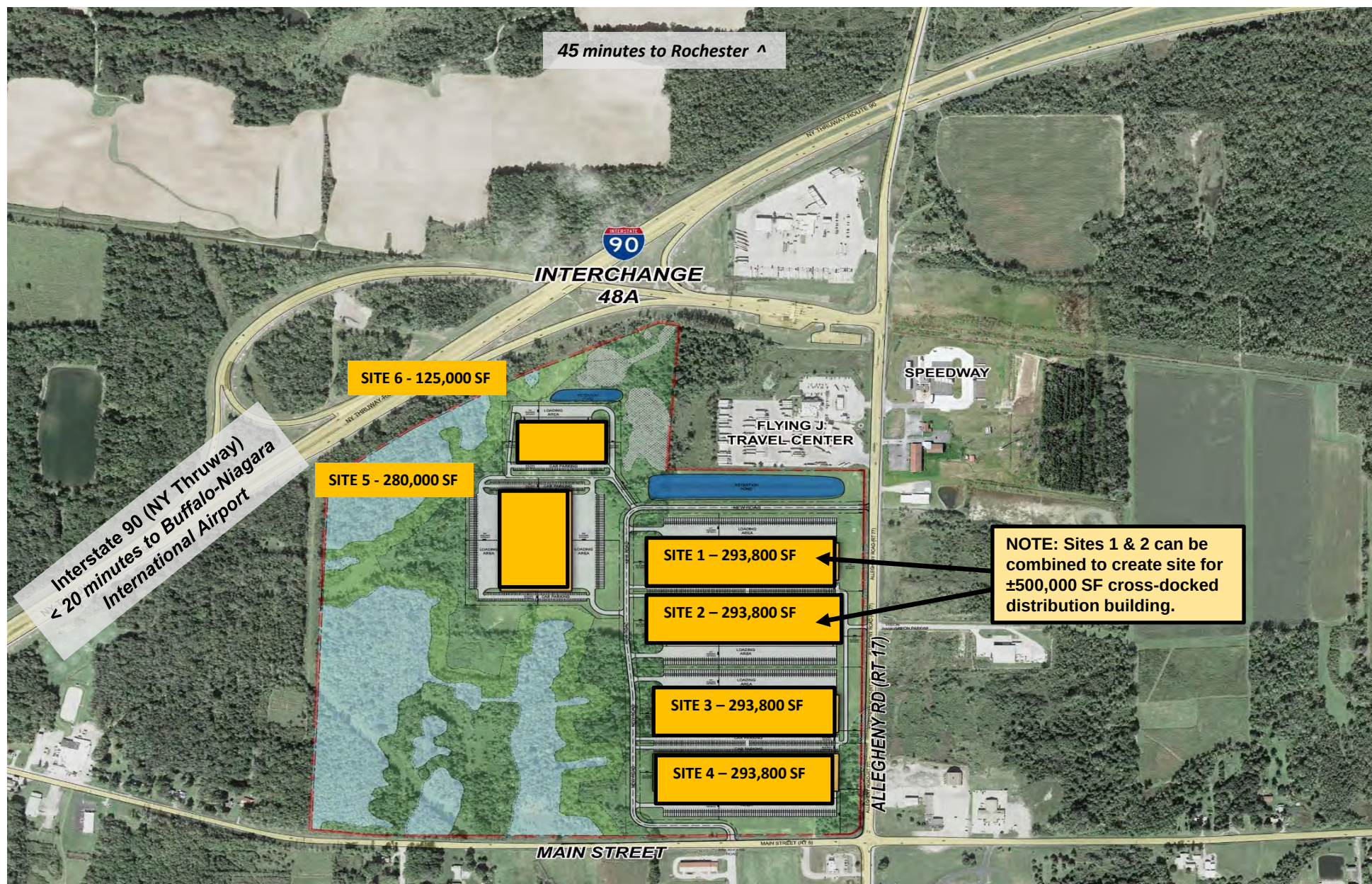
KEY DISTANCES & DRIVE TIMES

- 28 miles to Buffalo (30 minute drive)
- 45 miles to Rochester (45 minutes)
- 123 miles to Syracuse (1 hour, 50 minutes)
- 123 miles to Toronto (2 hours, 10 minutes)
- 212 miles to Cleveland (3 hours, 10 minutes)
- 266 miles to Albany (4 hours)
- 280 miles to Detroit (4 hours, 30 minutes)
- 370 miles to Hartford (5 hours, 30 minutes)
- 370 miles to New York City (5 hours, 30 minutes)
- 425 miles to Boston (6 hours, 20 minutes)

POPULATION STATISTICS

- 50-mile radius 2,067,000
- 100-miles radius 2,978,000
- 250-mile radius 25,549,000
- 500-mile radius 118,700,000





Previously Approved Site Plan

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**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

FOR SALE

Buffalo East Industrial Center at Pembroke
8600 Alleghany Road (Interstate 90 Exit 48-A & Route 77, Pembroke, NY)

Previously Approved Building Specifications:

Address	8524 Allegheny Road, Pembroke, NY	Fire Protection	ESFR sprinklers
Building:		Loading Doors:	Tailgate=TG, Drive-in=DI
Sites 1 & 2 each	293,800 SF (280 x 1130')	Sites 1 & 2 each	Up to 61 TG single-side, 6 DI
Sites 3 & 4 each	293,800 SF (280' x 1130')	Sites 3 & 4 each	Up to 61 TG single-side, 6 DI
Site 5	125,000 SF (500 x 250')	Site 5	Up to 24 TG single-side, 2 DI
Site 6	280,000 SF (400' x 700')	Site 6	Up to 76 TG crossdock, 8 DI
Site 1 & 2 combined	500,000 SF (TBD)	Site 1 & 2 combined	Up to 120 TG crossdock, 16 DI
Divisible SF	50,000 minimum	Zoning	Manufacturing, Warehouse/distribution
Construction	Steel frame with concrete panel walls	Floor	8" reinforced concrete
Land Area	210.7 acres total (each site will be a separate subdivided lot)	Lighting	High-bay LED
Office Area	To suit	HVAC	Rooftop Cambridge natural gas units
Clear Height	As required (32' to 40')	Electrical / Gas	Electric up to 2.5 megawatts from National Grid. Located in low-cost hydro power zone. Natural gas from National Fuel.
Column Spacing	Mostly 50' x 54' (60' speed bay)	Parking:	90 trailers, 200 cars
		Sites 1 & 2 each	90 trailers, 200 cars
		Sites 3 & 4 each	52 trailers, 94 cars
		Site 5	152 cars
		Site 6	____ trailers, ____ cars
		Site 1 & 2 combined	