

Buffalo Niagara Business Advantages

Proximity. Power. People.

A Regional Quick Guide

INVEST **BUFFALO
NIAGARA**

Amherst Leads in innovation and quality living.

Amherst at a glance



One of the **safest communities** in the country



\$2.8 billion in private investment



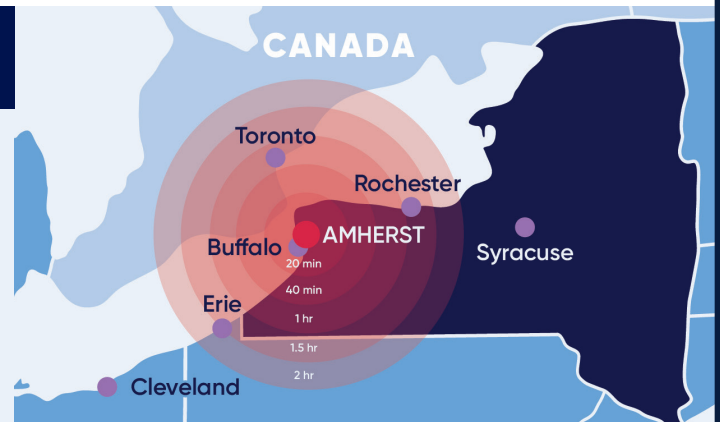
25,000 new jobs created and counting



Population of **131,064**



3 World-Class educational institutions



Ivoclar Vivadent



Citi



716 Health



University at Buffalo

Amherst Leads

Amherst Industrial Development | Amherst Development Corporation

AMHERSTLEADS.COM | 1.716.250.0360



UNIQUE BINATIONAL LOCATION

The area shaded in green can be accessed within a 10-hour drive time from Buffalo Niagara.



BUFFALO NIAGARA'S STRATEGIC LOCATION ON THE CANADIAN BORDER IS WITHIN 500 MILES OF 40% OF THE BINATIONAL POPULATION.



3,675 MILE HIGHWAY NETWORK. A COMMUTE TIME 5 MINUTES FASTER THEN THE NATIONAL AVERAGE.

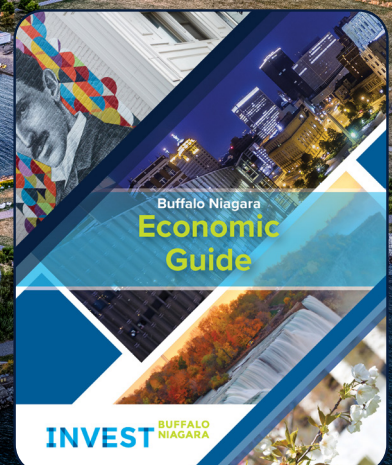


THE PORT OF BUFFALO- FIRST MAJOR U.S. PORT OF CALL WHEN ENTERING THE GREAT LAKES.



ONE OF THE LARGEST RAILHEADS IN THE U.S. WITH OVER 1,000 MILES OF TRACK.

For more information download our Economic Guide
BUFFALONIAGARA.ORG/BROCHURE



BUILD YOUR FUTURE



Access without the roadblocks.

What Matters to You, Matters to Us!



Scale

Trade traffic jams for trout streams and high overhead for high value. Allegany County, NY offers available space, a low cost of living, safe, scenic environment, and an authentic rural lifestyle without sacrificing resources or workforce.



Location

We are "the center of the northeast". Reach more customers, faster, with unmatched access. A days drive from 51% of the US and Canadian population. We deliver on logistics without the urban headache.



Logistics

The fastest route to your market starts here. Centralized location, complete connectivity, unrivaled market reach. Allegany County offers a robust, interconnected logistics network including highway, rail, and air.

CONTACT INFO:

A: 7 Court St. Belmont, NY 14813

E: development@alleganyco.gov

P: 585-268-7471





POWER YOU CAN COUNT ON

BUFFALO NIAGARA IS LOCATED ON THE GREAT LAKES SYSTEM – CONTAINING ONE-FIFTH OF THE WORLD'S FRESH SURFACE WATER.



UPSTATE NY HAS THE CLEANEST
ELECTRIC POWER PROFILE IN THE U.S.



RELIABLE, LOW-COST HYDROPOWER

0%

STATE CORPORATE INCOME TAX FOR
MANUFACTURING COMPANIES

For more information download our Business Incentives Guide
BUFFALONIAGARA.ORG/BROCHURE



Guide to
Business Incentives
In Buffalo Niagara



The Erie County Industrial Development Agency offers help for businesses and commercial developers in Erie County

Incentivizing qualified projects:

- Tax incentives
- Low-interest business loans up to \$2 million for working capital
- Tax-exempt bond financing for nonprofits
- Foreign Trade Zone designation

Shovel-ready Industrial Land:

- Ideal for light manufacturing & warehouse/distribution
- Large parcels available
- Rail, highway and deepwater port access
- Zoned Industrial
- Low cost, reliable hydropower



Renaissance Commerce Park, Lackawanna, NY

How can the ECIDA leverage help your investment in Erie County?

Speak with a member of our experienced Business Development team at (716)-856-6525 ext. 138.



95 Perry Street, Suite 403, Buffalo, NY 14203

716.856.6525 • www.ecidany.com

MANUFACTURING HERITAGE



120+

Acre medical campus in the heart of downtown Buffalo



Federal Tech Hub for semiconductor manufacturing

3 BILLION+

Pounds of fluid milk produced annually

Our rich manufacturing history has gifted us with expansive infrastructure, and an unmatched workforce. Take for example the employees at Moog Inc. who develop technology that is used in power-generation turbines, Formula One racing cars and medical infusion systems.

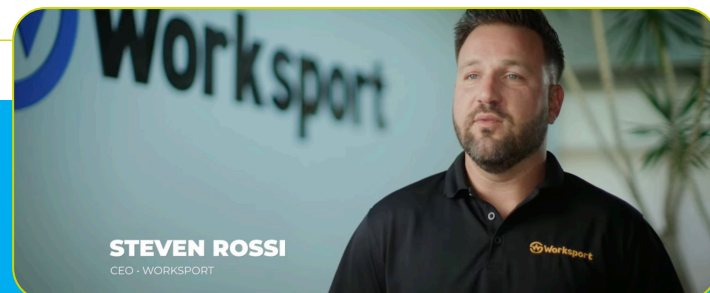
NOTABLE EMPLOYERS

Moog - Fortune 1000 Company

Baxter	Linde
Conax	Perry's Ice Cream
Cummins	Polymer Conversion
Cutco	Pride Pak
Eaton Corporation	Rich Products
Edwards Vacuum	Rosina
Ford Motor Company	Servotronics
Fresenius Kabi	SoPark
General Mills	Steuben
General Motors	Tapecon
Harmac Medical	Tesla
Integer	Thermo Fisher Scientific

“Western New York is a fantastic area geographically for shipping, as well as a strong workforce.”

**View Moog, Worksport, Viridi, and more videos on
YOUTUBE.COM @BUFFALONIAGARA**



STEVEN ROSSI
CEO - WORKSPORT

Buffalo's Workspace Experts



Premium Office Space

Airborne Business Park | Cheektowaga, NY



Short-Term, Furnished Apartments

Vistas at Avant | Buffalo, NY



Commercial Tenant Opportunity

Eastern Hills Town Center | Clarence, NY



1,500+ SF Warehouse & Storage Space

Eastport Commerce Center | Lancaster, NY

With more than 50 years of experience in building and managing some of our region's most prominent places to live and work, Uniland has the largest selection of move-in ready office, medical, industrial, and flex space, ensuring you find the ideal environment to optimize operations and accelerate your business success.



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Construction

Sales & Leasing

Property Management

Hospitality

Residential

INNOVATIVE BUSINESS COMMUNITY



\$1B

Venture capital raised
over the last five years



12,000+
Software developers

22+
Incubators &
coworking spaces

Buffalo Niagara is home to top tech talent, available capital, an entire collaborative community of startup resources, and industry-disrupting companies like M&T Bank who is deeply rooted in Buffalo's Central Business District on our Main Street Innovation Corridor.

NOTABLE EMPLOYERS

M&T Bank - Fortune 1000

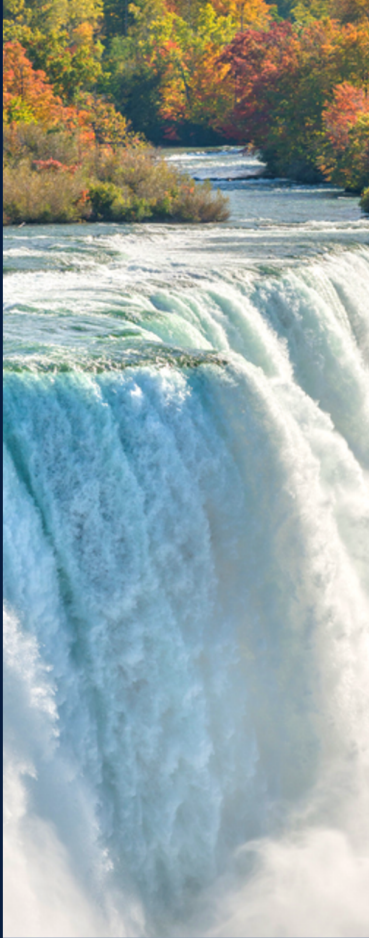
ACV	Highmark BlueCross BlueShield of WNY
AML RightSource	HSBC
Amazon	Independent Health
Anthology	Ingram Micro
Bank of America	KeyBank
BlackRock	Merchants Insurance
Cannon Design	National Fuel Gas
Charter Communications	Odoo
Citigroup	PostProcess Technologies
Computer Task Group	Synacor
Delaware North	Trove Predictive Data Science
GEICO	Yahoo!

“ACV has had their success attributed to the ecosystem here in Buffalo, and the large number of talented individuals that live and work in Buffalo.”

View M&T Tech, Odoo, AVC, and more videos on
[YOUTUBE.COM @BUFFALONIAGARA](https://www.youtube.com/@BUFFALONIAGARA)



POWERING OUR BUSINESSES TODAY



**Brownfield
Development
Assistance**

**Workforce
Development &
Training**

**Property & Sales
Tax Abatements**

Loan Funds

**Microbusiness
Assistance**

**Site Selection
Assistance**

**Property Assessed
Clean Energy**

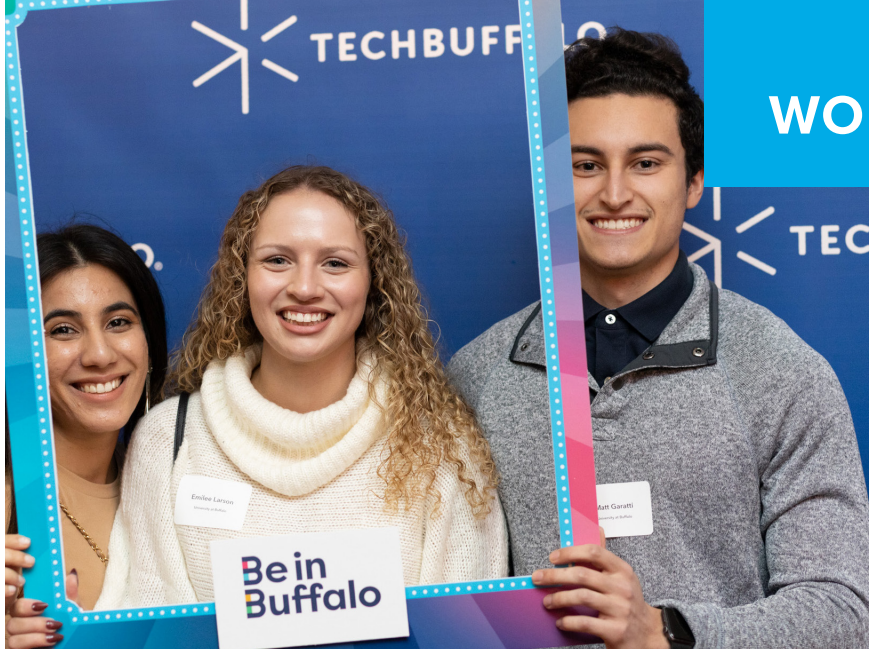
**Low Cost
Power**

Niagara County is proud to offer a variety of programs and incentives to our businesses. From agriculture to advance manufacturing, our mission is to create and retain jobs and generate economic opportunity by offering unique benefits. **Niagara County remains unmatched in our approach to attract and expand businesses.**

Niagara County
Center for Economic Development
niagaracountybusiness.com



WORKFORCE THAT WORKS!



46.9%

of the region's workforce
has a college degree

100,000+
STUDENTS

are enrolled in 2–and
4–year colleges



20,000+

graduates
annually

Buffalo Niagara is best known for its people and their work ethic—the stay until the job is done type of hustle that has us at the forefront of innovation. With robust workforce development initiatives, high employee retention, and access to nationally ranked colleges and universities, Buffalo Niagara offers businesses a dependable and highly skilled workforce.

NORTHLAND WORKFORCE TRAINING CENTER

Dedicated to training the future of the advanced manufacturing workforce, with low or no cost programs and wrap around services. northlandwtc.org

TECHBUFFALO

Working to create a sustainable, inclusive, and accessible technology community. techbuffalo.org

19 COLLEGES AND UNIVERSITIES

- Alfred University
- Bryant & Stratton
- Canisius University
- Daemen College
- D'Youville College
- Genesee Community College
- Hilbert College
- Houghton College
- Jamestown Community College
- Niagara County Community College
- Niagara University
- Saint Bonaventure University
- SUNY at Buffalo (UB)
- SUNY Erie Community College
- SUNY at Fredonia
- SUNY College at Buffalo
- SUNY College of Technology at Alfred
- Trocaire College
- Villa Maria College Buffalo

View our workforce and more videos on
[YOUTUBE.COM @BUFFALONIAGARA](https://www.youtube.com/@BUFFALONIAGARA)



YOUR PLACE TO BUILD A BUSINESS

CHOOSE **CHQ**

Cummins Jamestown Engine Plant- Lakewood, NY

THEIR PLACE TO BUILD A LIFE

LIVE **CHQ**

Sunset Bay Beach, Lake Erie - Irving, NY



Let us help you grow your business.

Visit **ChooseCHQ.com**

or call 716.661.8900 to learn more.

CCIDA
County of Chautauqua
Industrial Development Agency



For information about relocating to Chautauqua County, Visit **LiveCHQ.org**

MAGNET FOR TALENT

BUFFALO NIAGARA'S COST OF LIVING IS 4.3% BELOW NATIONAL AVERAGE.

“ I found the perfect opportunity at Odoo, applied without knowing much about Buffalo. Anything I want to do is available here, but without the added costs.”

Kevin Zaki, Business Systems Analyst, Odoo

“There is so much amazing culture and openness around here [Buffalo] that I hadn’t previously seen or been exposed to. It’s a great city! I love the mix of small town and big city.”

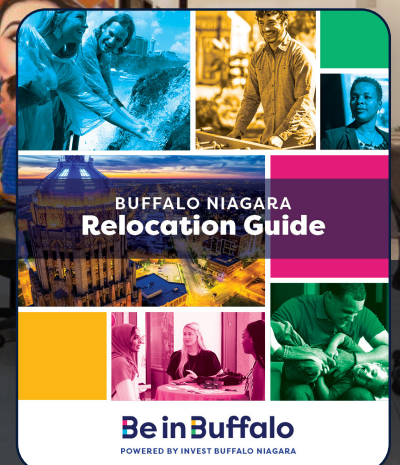
Isabell Trevino, IT Project Management Administrator,
AAA Western & Central New York

“As a young family, there is no other place we would rather be raising our children. We have everything here, from museums to art galleries, world-renowned orchestras to award-winning restaurants.”

Lindsay Riggs Social Media and Special Project Consultant

For more information download our Buffalo Niagara Relocation Guide

BEINBUFFALO.COM





City Hall, 714 Ridge Road, Room 309
Lackawanna, NY 14218
www.lackawannany.gov/developmentopportunities

Come grow with us – we're open for business!



- Warehouse/Distribution
- Advance Manufacturing
- Mixed-use Commercial/Residential
- In-fill Residential

*TO CONNECT WITH A CITY OF LACKAWANNA
DEVELOPMENT OFFICER*

Call **716.827.6677**
or Email: lackawannadevelopment@lackny.com

Be in Buffalo

Powered by INVEST BUFFALO NIAGARA

Be a part of the story.

PROMOTE

Share on
social media

CONNECT

Have your HR staff
connect with us

INVEST

Help fund
our efforts

SHARE

Share your
#BuffaloBrag

Innovative people. Inspiring places.

Invest Buffalo Niagara, the region's nonprofit economic development organization, teamed up with local employers, partners, and longtime investors to launch a talent attraction campaign showcasing all the extraordinary ways there are to Be in Buffalo.

Together, we're working to introduce—or reintroduce—an entire generation of ambitious young professionals to a Buffalo they thought they knew—a Buffalo still grounded by accessibility but freshly reeling with energy and boundless opportunity. We truly believe there has never been a better time to Be In Buffalo.

Recruiter Toolkit

The Be in Buffalo website hosts a Recruiter's HQ, full of resources to help in your candidate search. Visit for free photos, copy, social media graphics, applicant tracking system integrations, training presentations, a 90+ page Relocation Guide and more.

beinbuffalo.com/work/recruit

Discover our recruiter HQ toolkit and much more at
BEINBUFFALO.COM

GROW BUFFALO NIAGARA

***Engage with us!* Contact us to invest in the future of Buffalo Niagara, to partner with us, or to be a Buffalo Niagara ambassador.**

Invest Buffalo Niagara (InBN) is a unique private-public partnership that allows business leaders in the region to guide Buffalo Niagara in marketing and regional initiatives that will positively impact economic growth.

Our investors and partners are dedicated to helping InBN expand our industry clusters, bring jobs to our neighbors, and investment to our neighborhoods. Thanks to our investors, InBN serves as a single point of contact for economic development inquiries and offers a free and confidential, comprehensive suite of client-driven project management services.

AAA of Western & Central New York*	Genesee County Economic Development Center	Niagara County Department of Economic Development
Aleron		Phillips Lytle LLP*
Amazon	Hamburg Industrial Development Agency	Schutte Buffalo
Amherst Industrial Development Agency	Hanna Commercial Real Estate	Sonwil Distribution
Buffalo Business First	Harter Secrest & Emery LLP	The Buffalo News
Buffalo Niagara Partnership*	Highmark Blue Cross Blue Shield of WNY	TM Montante Development
Buffalo Urban Development Corporation	Hodgson Russ LLP	Tops Markets, LLC*
Cattaraugus County Industrial Development Agency	HSBC Bank USA, NA*	Tronconi Segerra & Associates LLP
Chautauqua County Industrial Development Agency	HUNT Real Estate Corporation	Uniland Development Company*
Ciminelli Real Estate Corporation	Hurwitz & Fine, P.C.	Univera Healthcare
City of Buffalo	KeyBank, NA*	University at Buffalo**
Clarence Industrial Development Agency	LeChase Construction	Wegmans Food Markets
Delaware North*	Lippes Mathias Wexler Friedman LLP	West Herr Automotive Group
Douglas Development	Lockport Industrial Development Agency	WNY New York State Commercial Association of Realtors
Empire State Development Corporation**	Lumsden & McCormick, LLP	Wyoming County Business Center
Erie County	The Martin Group	
Erie County Industrial Development Agency*	Merchants Insurance Group*	
Ernst & Young, LLP*	M&T Bank Corporation*	
Exxpress Tire	National Fuel Gas Company*	
Frey Electric Construction Company	National Grid*	
	New York Power Authority	
	New York State Electric & Gas*	

*FOUNDING INVESTORS

**EX-OFFICIO

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