

Buffalo Lakeside Commerce Park



Transforming former industrial land into a vital commercial community.

Buffalo Lakeside Commerce Park (BLCP) is a newly-developed “smart growth” urban commerce park, on reclaimed waterfront land in Buffalo, NY, with multi-modal transportation opportunities and excellent access to the interstate.



Hon. Byron W. Brown, Chairman



Buffalo Lakeside Commerce Park

A premier brownfield redevelopment on Lake Erie in Buffalo, NY.

Buffalo Lakeside Commerce Park (BLCP) is the premier brownfield redevelopment project in the City of Buffalo, developed under the auspices of Buffalo Urban Development Corp. Nearly \$30 million has been invested by New York State, Erie County, the City of Buffalo and National Grid in site preparation and infrastructure construction, to reclaim this once fallow land for productive use and the tax rolls. CertainTeed Corp., Cobey, Inc. and Sonwil Distribution have made multi-million dollar investments as the initial land purchasers, employing approximately 400 workers.

The transformation of the Union Ship Canal area into the Buffalo Lakeside Commerce Park has been both physical and programmatic. Physical improvements that have been undertaken to bring the site to a "development ready" state include geo-technical analysis, surface and sub-surface investigation, demolition, site clearance, and road/utility/infrastructure construction. In addition to fully-serviced sites, BLCP offers these inducements to prospective developers:

- Potential NYS Brownfield Cleanup Program Tax Credits
- Completed Generic Environmental Impact Statement for SEQR
- Design Guidelines Established (Zoning/Land Use)
- Competitive Land Pricing
- Environmentally-Sensitive Business Park
- New York Power Authority Hydropower Zone
- Potential NYS Excelsior Program Benefits (Investment Zone)
- National Grid electric service available for commercial/industrial uses, including Economic Development Program incentives

Ship Canal Commons

The Ship Canal Commons is an attractive park with a waterfront access area for employees of the Business Park as well as residents throughout the Buffalo Niagara Region. The park is equipped with bike and pedestrian trails, a waterfront promenade, a pedestrian bridge over the canal, fishing areas, aquatic habitat space and other park landscaping features.



BLCP Details:

ACRES AVAILABLE:	Approximately 105 Acres
COUNTY:	Erie
FORMER USE:	Industrial (Steel Manufacturing)
ZONING:	Mixed Use (Office & Light Industrial)
PRICE:	\$45,000 to \$55,000 per acre
LEASE:	N/A
SPECIAL INCENTIVES:	New York Power Authority Hydropower Zone Potential NYS Excelsior Program Benefits (Investment Zone) Potential Brownfield Tax Credits

Access

CLOSEST HIGHWAY:	NYS Route 5
MILES TO HIGHWAY:	0.25 mile
CLOSEST INTERSTATE:	I-190
MILES TO INTERCHANGE:	1.0 mile
ACCESS STREETS:	Ridge Rd./Commerce Dr. & Tiff St.
RAIL SERVICE:	CSX
CLOSEST AIRPORT:	Buffalo Niagara International Airport

Utilities

WATER & SEWER:	Municipal
ELECTRIC:	National Grid
NATURAL GAS:	National Fuel
TELECOM:	Verizon (Fiber)

Key

AVAILABLE SITES



“Based upon the success of this park (BLCP), the City (of Buffalo) acquired the 185-acre former Republic Steel site on the south side of the city. The addition of these high-quality development sites will keep the City Submarket well positioned for future opportunities.”



Buffalo, New York



BUDC
Buffalo Urban Development Corporation

Hon. Byron W. Brown, Chairman

Contacts

Buffalo Urban Development Corporation (BUDC) is the City of Buffalo's not-for-profit development agency, reclaiming distressed land for future development.

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Buffalo Niagara :: Where Life Works.

Join the Buffalo Lakeside Commerce Park Community

CertainTeed Corp.

25 acres / 270,000 sq.ft.

- Producer of PVC fence and building products



Cobey, Inc.

12 acres / 90,000 sq.ft.

- Manufacturer of specialty piping systems and compressor packages



Sonwil Distribution

52 acres / 300,000 sq.ft.

- Public warehouse provider and transportation broker

