RENAISSANCE
COMMERCE PARK

240-ACRES ZONED LIGHT MANUFACTURING
& COMMERCIAL WAREHOUSE
Renaissance Commerce Park offers extraordinary economic development opportunities for light advanced manufacturers and warehouse distribution businesses. Located on the former Bethlehem Steel site just south of Buffalo, New York, the 240-acre commerce park features:

- 10 to 60-acre parcels with access to rail, water and highway
- Zoned for manufacturing, warehouse distribution
- NYS Brownfield Cleanup Program Tax Credits
- Expedited time to market/infrastructure Master Plan in place
- Rail service connections to multiple Class I carriers
- Deep water Great Lakes Port
- Minutes to Canada bridges, Interstate Highways
- Diverse regional workforce
- Low-cost hydropower, high voltage power onsite
- City of Lackawanna Brownfield Opportunity Area
- New York Power Authority Hydropower Zone
- Commercial Property Accessed
- Clean Energy funding
- Federal Opportunity Zone

**Site Details**

<table>
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<th>ACRES AVAILABLE</th>
<th>10-60 acre parcels</th>
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<td>COUNTY</td>
<td>Erie</td>
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<td>FORMER USE</td>
<td>Industrial (Steel Manufacturing)</td>
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<td>ZONING</td>
<td>Industrial</td>
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<td>SPECIAL DESIGNATION</td>
<td>City of Lackawanna Brownfield Opportunity Area</td>
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<td>SPECIAL INCENTIVES</td>
<td>New York Power Authority Hydropower Zone</td>
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<td></td>
<td>Potential Tax Credits</td>
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<td>Potential Federal Opportunity Zone</td>
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<td>Possible Foreign Trade Zone</td>
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**Utilities**

- **NATURAL GAS**: National Fuel
- **TELECOM**: Verizon (Fiber) / Spectrum
- **ELECTRIC**: National Grid (115kV lines near the South East end of the site, potentially 34.5kV and 13.2kV)
- **WATER & SEWER**: Municipal

**Available Industrial Spec Space**

8 Dona Street is a planned 150,000 sq. ft. single story industrial building featuring 36 ft. clear height and generous column spacing to serve as a hub for manufacturing, warehousing, logistics, and trucking operations. The facility has opportunities for single or multiple tenants with customized office build-out. It can also support multimodal operations and has spacious trailer staging, loading docks, and grade level doors.

View video at [www.ecidany.com/RCP](http://www.ecidany.com/RCP)

**Join TMP Technologies, Sucro Sourcing & Welded Tube**

In 2013, Welded Tube invested $48 million on the construction of a new 109,000 sq. ft. facility on 45 acres. TMP Technologies purchased a 28-acre parcel and constructed a 280,000 sq. ft. manufacturing facility in 2021. Sucro Sourcing is investing $19 million to transform three abandoned buildings over a 12-acre space. The project will be completed in phases by 2024.
Strategic Location
Located minutes from the Canadian-American border, the region is within 500 miles of 40% of the continental North American population.

Highway
Renaissance Commerce Park is just 5.5 miles from interstate 190, 6.5 miles from downtown Buffalo, 105 miles to Toronto, and 187 miles to Cleveland.

International Bridge
Renaissance Commerce Park is seven minutes from the Peace Bridge. (One of four US-Canada bridges)

Rail
Access to four Class I rail lines (CSX Transportation, Norfolk Southern, Canadian Pacific Railway, and Canadian National Railway)

Port
Adjacent to deep-water port access at the Port of Buffalo, the first major U.S. Port of Call encountered when entering the Great Lakes. Located on two hundred acres, the Port consists of 28 terminals, and features a 230-ton American crawler crane.

Air
Renaissance Commerce Park is 12 miles from the Buffalo-Niagara international Airport.

Project Stakeholders
City of Lackawanna  •  Empire State Development  •  Erie County  •  Federal Highway Funding  •  Industrial Land Development Corporation
National Fuel  •  National Grid  •  New York State Department of Transportation  •  NYSERDA  •  Tecumseh  •  U.S. Economic Development Agency

*Drive time from 2303 Hamburg Turnpike © 2021, ESRI