



RENAISSANCE COMMERCE PARK

240-ACRES ZONED LIGHT MANUFACTURING
& COMMERCIAL WAREHOUSE



RENAISSANCE COMMERCE PARK

a premier advanced
manufacturing site with rail,
highway, and water access

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

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



Shoreline Trail Bike Path proposed Extension (2022)
Smokes Creek Overlook



Dona Street Extension

Site Details

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



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

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.



POPULATION	15 MINUTE*	30 MINUTE*	45 MINUTE*
TOTAL POPULATION	264,614	878,666	1,119,369
TOTAL HOUSEHOLDS	118,179	381,353	477,657
EMPLOYEES	179,089	485,921	585,363
ESTABLISHMENTS	9,125	28,050	35,132
EDUCATIONAL ATTAINMENT	15 MINUTE*	30 MINUTE*	45 MINUTE*
TOTAL POPULATION AGE 25+	187,960	632,045	807,378
HIGH SCHOOL GRADUATE	24.5%	23.5%	23.6%
SOME COLLEGE, NO DEGREE	18.2%	17.8%	17.7%
ASSOCIATE'S DEGREE	11.7%	12.0%	12.2%
BACHELOR'S DEGREE	17.3%	19.9%	19.5%
GRADUATE DEGREE	11.3%	14.8%	15.0%
INCOME	15 MINUTE*	30 MINUTE*	45 MINUTE*
MEDIAN HOUSEHOLD INCOME	\$46,973	\$56,580	\$58,223
PER CAPITA INCOME	\$28,722	\$33,121	\$33,766

*Drive time from 2303 Hamburg Turnpike © 2021, ESRI



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

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