

Bethlehem Industrial Commerce Park

A premier brownfield opportunity area on Lake Erie in Buffalo, NY.

Recycling the former Bethlehem Steel campus offers extraordinary economic development opportunities for the local community, including: the creation of a 21st Century industrial and commercial development along the Route 5 corridor; improved utilization of other industrial and commercial-zoned property near the site; opportunities for new jobs and business expansion; increased tax base; and rehabilitating decades-long underutilized urban land. The site is ready for medium and light industrial tenants.

- Potential NYS Brownfield Cleanup Program (BCP) Tax Credits
- Rail service connections to multiple class I corridors
- Deep water Great Lakes Port
- Minutes to Canada bridges
- High Voltage power onsite
- Large parcel sizes
- New York Power Authority Hydropower Zone
- Zoned for Manufacturing
- Minutes to Interstate Highways

Site Details

ACRES AVAILABLE	148 Acres (NYSDEC Certificate of Completion for 88 acres)
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 Generous Tax Credits Potential Federal Opportunity Zone Possible Foreign Trade Zone

“The site is unlike any other in the Northeast due to its size, and ready access to roads, rail, and water.”

— Erie County Executive Mark Poloncarz



Demographic Estimates

POPULATION	15 MINUTE*	30 MINUTE*	45 MINUTE*
TOTAL POPULATION	254,046	865,556	1,112,585
TOTAL HOUSEHOLDS	111,778	3,689,990	466,560
EMPLOYEES	191,352	503,509	610,517
ESTABLISHMENTS	9,107	28,319	35,855
EDUCATIONAL ATTAINMENT			
TOTAL POPULATION AGE 25+	177,782	610,108	787,371
HIGH SCHOOL GRADUATE	25.2%	24.1%	24.6%
SOME COLLEGE, NO DEGREE	19.5%	18.8%	18.6%
ASSOCIATES DEGREE	11.5%	11.6%	11.6%
BACHELOR'S DEGREE	14.4%	17.8%	17.6%
GRADUATE DEGREE	9.8%	14.0%	13.9%
INCOME			
MEDIAN HOUSEHOLD INCOME	\$38,801	\$49,966	\$51,345
PER CAPITA INCOME	\$25,304	\$29,988	\$30,675

*Drive time from 2303 Hamburg Turnpike
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Utilities

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

Access



International Bridge ●

The site is only 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 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.



Buffalo-Niagara International Airport



Intermodal Yards





Strategic Location

Located on the Canadian-American border, the region is within 500 miles of 40% of the continental North American population. The Bethlehem Industrial 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.

10 HOURS

The perimeter of the area shaded in green indicates a 10-hour drive from Buffalo Niagara.



Project Stakeholders

City of Lackawanna • Empire State Development • Erie County • Federal Highway Administration • National Fuel • National Grid • New York State Department of Transportation • NYSERDA • State University at Buffalo • Tecumseh • United States Economic Development Agency

Bethlehem Steel Site

