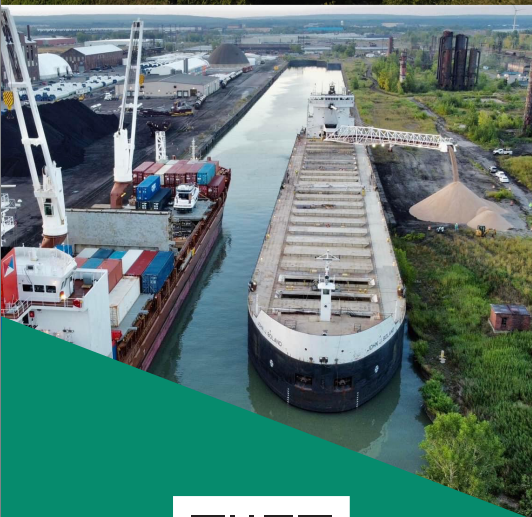




**RENAISSANCE  
COMMERCE PARK**



**DEEP WATER PORT • RAIL  
• HIGHWAY • MAJOR AIRPORT**

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**SHOVEL-READY LARGE PARCELS**

**IDEAL FOR LIGHT-MEDIUM  
MANUFACTURING & COMMERCIAL  
WAREHOUSE/DISTRIBUTION**

**LOCATED MINUTES FROM THE  
CANADIAN BORDER**

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[www.ecidany.com/rcp](http://www.ecidany.com/rcp)

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716-856-6525 EXT 130 , [NCLIFF@ECIDANY.COM](mailto:NCLIFF@ECIDANY.COM)



# RENAISSANCE COMMERCE PARK

a shovel-ready light-medium manufacturing site with rail, highway, deep water port access, just minutes from a major airport

Renaissance Commerce Park offers extraordinary economic development opportunities for light-medium manufacturers and warehouse/distribution businesses. Located on the former Bethlehem Steel site just south of Buffalo, New York, the newly developed 240-acre commerce park features:

- 8-acre to 70-acre shovel-ready parcels with access to rail, water, air and highway transport
- Zoned industrial for manufacturing, warehouse/distribution
- NYS Brownfield Cleanup Program and local tax credits
- Competitive cost per acre
- Expedited time to market: infrastructure Master Plan in place
- Transparent and timely approval process through the City of Lackawanna
- On-site rail service connections to multiple Class I carriers
- Site-adjacent to deep water U.S. Port of Buffalo
- Minutes to Canadian border, Interstate Highways, major airport
- Diverse regional workforce
- Low-cost hydropower, high voltage power onsite
- New York Power Authority Hydropower Zone
- Foreign Trade Zone #23



Renaissance Commerce Park



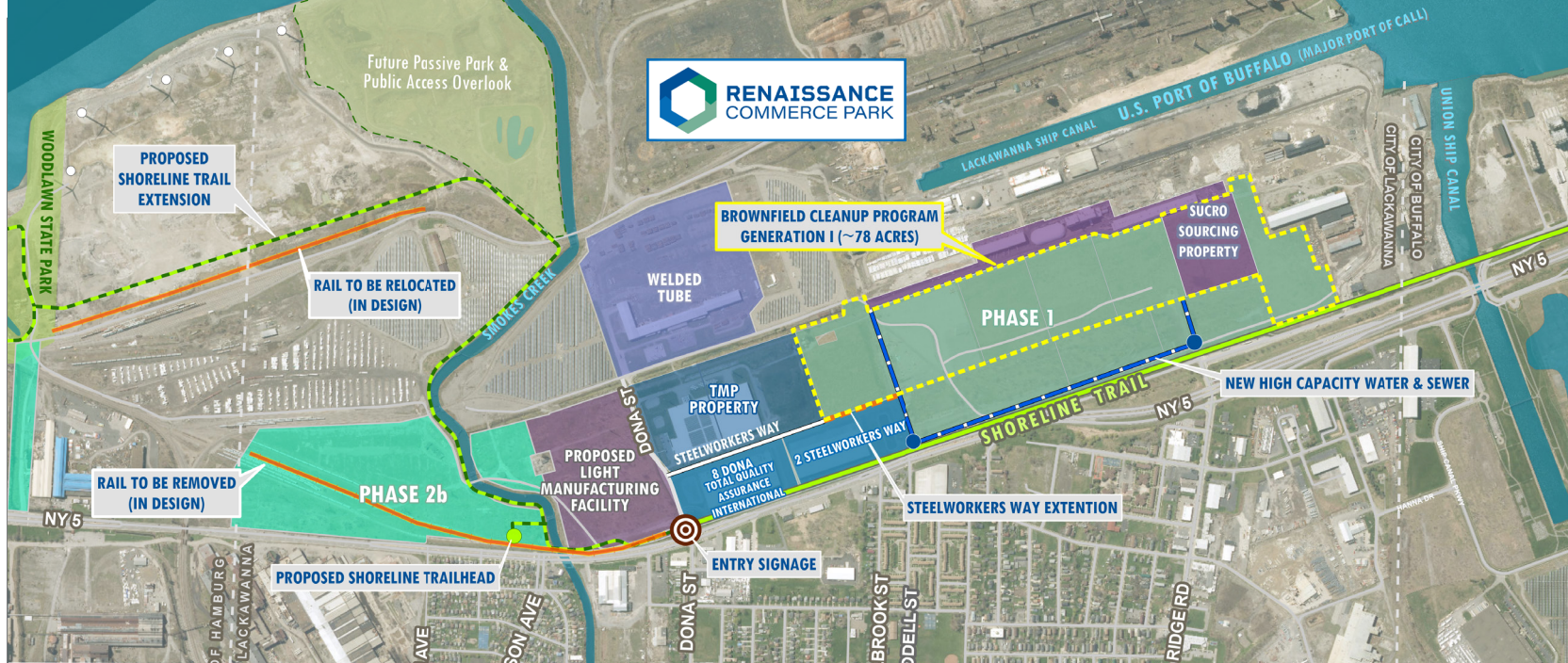
U.S. Port of Buffalo

## 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

## Site Details

ACRES AVAILABLE	8-acre to 70-acre parcels
COUNTY	Erie
FORMER USE	Industrial (Steel Manufacturing)
ZONING	Industrial
SPECIAL DESIGNATIONS	New York State Fast NY Shovel-ready City of Lackawanna Brownfield Opportunity Area
SPECIAL INCENTIVES	New York Power Authority Hydropower Zone Local and NYS Brownfield Tax Credits Foreign Trade Zone #23



## Shovel-ready, zoned industrial large parcels with U.S. Port, highway & rail access just minutes from the Canadian border and Buffalo-Niagara International Airport

Renaissance Commerce Park [RCP] offers competitively-priced, shovel-ready parcels ideal for light-medium manufacturing and warehouse/distribution businesses. Take advantage of RCP's unique transport options with major port-of-call access at the U.S. Port of Buffalo and onsite rail and highway access. RCP also features industrial zoning already in place; low-cost hydropower; local and New York State Brownfield tax credits and a transparent, timely permit process through the City of Lackawanna. RCP is located just south of the City of Buffalo, New York, in a region that offers an affordable, high quality of life for the area's manufacturing-friendly workforce.

Join national and international manufacturers like sugar refiner Sucro Sourcing, foam/rubber/plastic product manufacturer TMP Technologies and steel pipe and tube producer Welded Tube by building the perfect facility for your needs, with parcel size options ranging from eight acres to 79 acres. Or for smaller warehouse/distribution and light-manufacturing operations needing existing spec-space for lease, join international companies like Total Quality Assurance, Max Advanced Brakes and Agri-Plastics now located in Uniland Development's two 150,000+ square foot warehouse/distribution facilities at Renaissance Commerce Park.

### Continued Growth

Renaissance Commerce Park continues to grow with a robust pipeline, including future construction of a build-to-suit facility by New Jersey developer J.G. Petrucci, ongoing infrastructure improvements and significant private and public investment in the region's manufacturing sector.

For details contact Noah Cliff, Business Development Officer at (716) 856-6525 ext. 130 or by email at [ncliff@ecidany.com](mailto:ncliff@ecidany.com).

*Renaissance Commerce Park is owned and managed by the Industrial Land Development Corporation [ILDC], which serves as the land development affiliate of the Erie County Industrial Development Agency [ECIDA]. The ECIDA is a public benefit corporation created in 1970 to facilitate economic growth in Erie County. Visit [www.ecidany.com/RCP](http://www.ecidany.com/RCP) for more information.*



\*Photo courtesy of Uniland Development

# Ideal Location

Located minutes from the Canadian-American border, the site is within a day's drive of 40% of the continental North American population.



## Workforce and Population

POPULATION	15 MINUTE*	30 MINUTE*	45 MINUTE*
TOTAL POPULATION	218,319	862,491	1,118,925
TOTAL HOUSEHOLDS	97,282	376,655	483,425
EMPLOYEES	141,388	463,993	569,396
ESTABLISHMENTS	8,137	29,069	36,835
EDUCATIONAL ATTAINMENT	15 MINUTE*	30 MINUTE*	45 MINUTE*
TOTAL POPULATION AGE 25+	152,749	611,955	799,476
HIGH SCHOOL GRADUATE	24.0%	21.7%	22.4%
SOME COLLEGE, NO DEGREE	17.2%	16.1%	15.6%
ASSOCIATE'S DEGREE	13.0%	13.6%	13.7%
BACHELOR'S DEGREE	18.0%	21.2%	20.8%
GRADUATE DEGREE	11.4%	16.0%	16.0%
INCOME	15 MINUTE*	30 MINUTE*	45 MINUTE*
MEDIAN HOUSEHOLD INCOME	\$55,156	\$69,244	\$71,566
PER CAPITA INCOME	\$33,739	\$40,414	\$41,560

\*Drive time from Renaissance Commerce Park © 2025, ESRI

### Project Partners include:

City of Lackawanna • Empire State Development • Erie County • Industrial Land Development Corporation • Invest Buffalo Niagara • National Fuel • National Grid • New York State Department of Environmental Conservation • New York State Department of Transportation • New York State Energy Research and Development Authority • Tecumseh Redevelopment • U.S. Economic Development Administration

## Full Transport Amenities

### Highway



Renaissance Commerce Park is just 5.5 miles from Interstate 190, 6.5 miles from downtown Buffalo, 400 miles from New York City, 105 miles from Toronto, and 187 miles from Cleveland.



### Canadian Border

Renaissance Commerce Park is seven minutes from the Peace Bridge, a major commercial border crossing.



### Rail

On-site access to four Class I rail lines. (CSX Transportation, Norfolk Southern, Canadian Pacific Railway, and Canadian National Railway)



### Port

Site-adjacent access to deep-water port at the Port of Buffalo, the first major U.S. Port of Call on the Great Lakes. The Port features 28 terminals, and a 230-ton American crawler crane.



### Air

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