



RENAISSANCE COMMERCE PARK



TMP Technologies' (right), located on Dona St. Extension. TMP Technologies purchased a 28-acre parcel at Renaissance Commerce Park, and constructed a 280,000 sq. ft. manufacturing facility in 2021.

Renaissance Commerce Park is a 240-acre light manufacturing/commercial development campus located on the site of the former Bethlehem Steel plant in Lackawanna, NY. With convenient rail, water and highway access, the site offers light manufacturers and other commercial industrial businesses an ideal location, just south of the City of Buffalo and the Canadian-American border.

Brownfield Cleanup Program tax credits and other incentives, along with large parcel sizes make the site ideal for advanced manufacturers and commercial spec building developers.

Renaissance Commerce Park is an Industrial Land Development Corporation property.

240 acres located in Erie County, NY

Zoning: Industrial

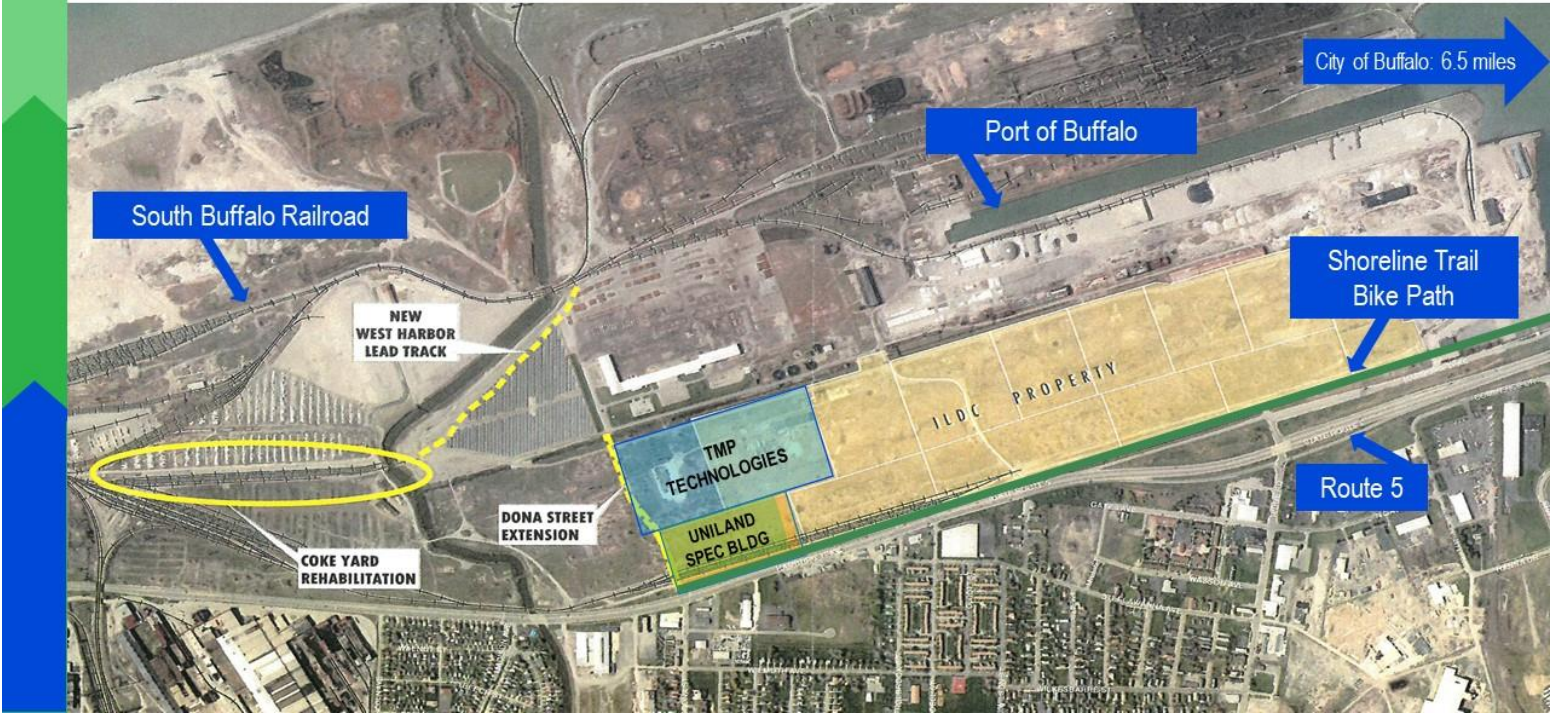
Special Designation: City of Lackawanna
Brownfield Opportunity Area

Special Incentives:

- NY Power Authority Hydropower Zone
- Generous tax credits
- Federal Opportunity Zone
- Foreign Trade Zone-eligible

Minutes to highways, Canadian border

Onsite rail and water access



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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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

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