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In the News

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Calling all developers of manufacturing spec buildings: 10.27 acres available on the former Bethlehem Steel site

Industrial Land Development Corporation issues RFP to sell second parcel on future manufacturing campus

Buffalo, NY—The Buffalo and Erie County Industrial Land Development Corporation (ILDC) released a request for proposals Friday, February 14 for the construction of a manufacturing spec building on the former Bethlehem Steel site in Lackawanna. A 10.27-acre parcel located on the Dona Street Extension is available for purchase to qualifying developers who agree to construct a minimum 120,000 sq. ft. light manufacturing warehouse facility. The building design should include office space, parking, truck docks and ceiling heights appropriate for typical light manufacturing/warehouse uses.

“This is the latest step in our vision to redevelop land that housed what was once the economic driving force of our community,” said Erie County Executive Mark C. Poloncarz, who also serves as Chair of the ILDC.

“By building a spec facility we are showcasing another tool we are ready to use in the repurposing of the former Bethlehem Steel property while filling a major need for the business community as underscored by the record low industrial vacancy rate we are currently experiencing. This process will occur as we simultaneously continue to field heavy interest from various private businesses who have expressed interest in building new facilities on the site, very similar to what TMP Technologies will be doing this year. I’m confident this project will be another major component to the ongoing effort to redevelop the property while allowing us to move towards meeting a regional need for manufacturing and warehouse space,” said Poloncarz.

The site is designated as an Opportunity Zone, which may qualify the developer for tax relief under the federal Opportunity Zone program. Other possible benefits include Brownfield tax credits or incentives approved by the Erie County Industrial Development Agency (ECIDA). The ILDC serves as the land development arm of the ECIDA.

“This is a great opportunity for the right developer to build on the Dona Street Extension parcel next to our first tenant, TMP Technologies,” said ECIDA President and CEO Steve Weathers. “With manufacturing spec space in such high demand, we feel that the former Bethlehem Site is an ideal location due to the available acreage and the adjacent rail, water and highway access,” he added.

Several infrastructure improvements have been completed on the 150 acres owned by the ILDC, including extending Dona Street into the property, relocating a rail, constructing a bike path along Route 5, and completing an infrastructure Master Plan for the future manufacturing park.

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Manufacturing spec buildings are also key to attracting businesses to Erie County.

“Increasing our stock of available industrial real estate is vital as we market the region to expanding companies and site selectors and compete for meaningful job creation opportunities. This project by Erie County is an important first step in line with a regional industrial real estate strategy being worked on by national consultants that we plan to activate this summer,” said Tom Kucharski, President & CEO, Invest Buffalo Niagara.

Responses to the RFP are due March 13, 2020. Details and qualifying requirements are available by downloading the RFP at https://www.ecidany.com/requests_for_proposals

Interested developers may also request a copy of the RFP by calling the ILDC at 716-856-6525.

The Erie County Industrial Development Agency, or ECIDA, is an independent, public benefit corporation sanctioned by the State of New York to offer tax incentives to qualified businesses, and is dedicated to furthering economic development, adaptive reuse of qualified properties, job creation and ensuring a thriving business environment in Erie County. The staff of the ECIDA are not employees of the City of Buffalo, the County of Erie, or the State of New York. The ECIDA does not receive operating funds from taxpayer revenues. The ECIDA receives its operating funds by collecting fees from businesses that enter into contracts with the Agency, from investments, and from loan fees.

For more information, visit www.ecidany.com

The Industrial Land Development Corporation, or ILDC, is the land development services and bond issuance arm of the ECIDA. The ILDC is overseen by a separate Board of Directors, Chaired by Erie County Executive Mark Poloncarz.

For more information, visit www.ecidany.com

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