



234,500 SF BUILD-TO-SUIT

# MANUFACTURING SPACE AVAILABLE FOR LEASE

Heavy utility infrastructure including heavy power and rail capabilities



**10-Year  
PILOT**



**Brownfield  
tax credits**



**FAST NY  
shovel-ready**



**Cross-border  
trade with  
Canada**



**Rail  
service**



# SITE PLAN

Located in Renaissance Commerce Park on the site of the former Bethlehem Steel campus, this build-to-suit offering will be designed to meet specific requirements or features as specified by occupier. Baseline building specifications include:

## Building specifications:

Total building size	234,500 SF
Total acreage	24 acres
Clear height	up to 50'
Vehicle parking	150 spaces proposed
Trailer parking	115 spaces proposed

## Incentives Available

- 10-Year PILOT
- FAST NY Shovel - Ready Certified
- Opportunity Zone Tax Credits
- New Market Tax Credits
- Excelsior Jobs Tax Credit Program
- Brownfield Tax Credit Program
- Low-cost Hydropower Program
- Sales Tax Exemption

## Infrastructure Highlights

- Access to deep water Great Lakes Port and interstate highway
- Access to South Buffalo Railway, Co. with connectivity to CSX, Norfolk Southern, Canadian Pacific, and Canadian National
- Access to 16-inch water line
- Access to 8-inch sanitary sewer line
- Access to heavy power via a 115kv line



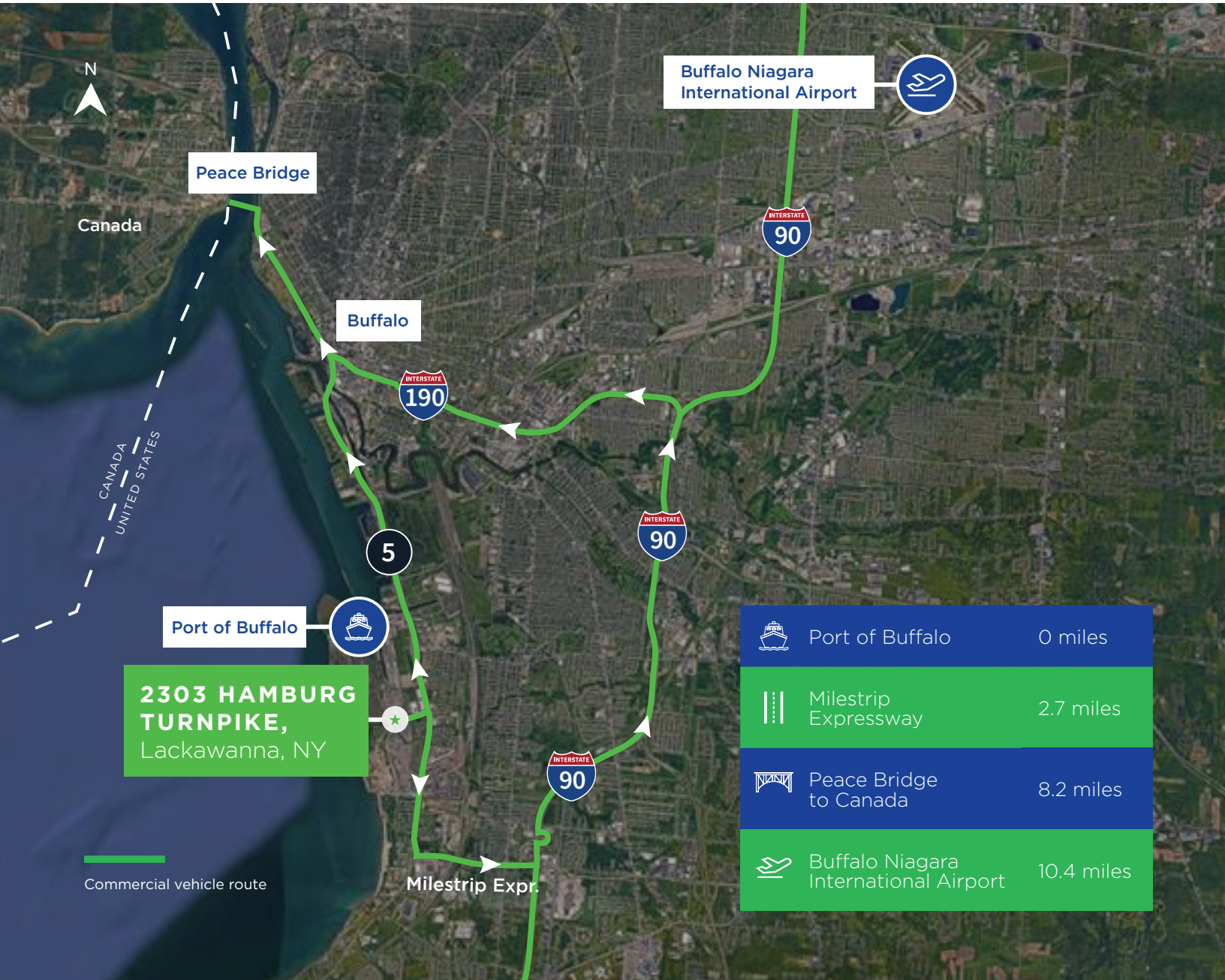


# LOCATED TO OPTIMIZE TRADE OPPORTUNITIES

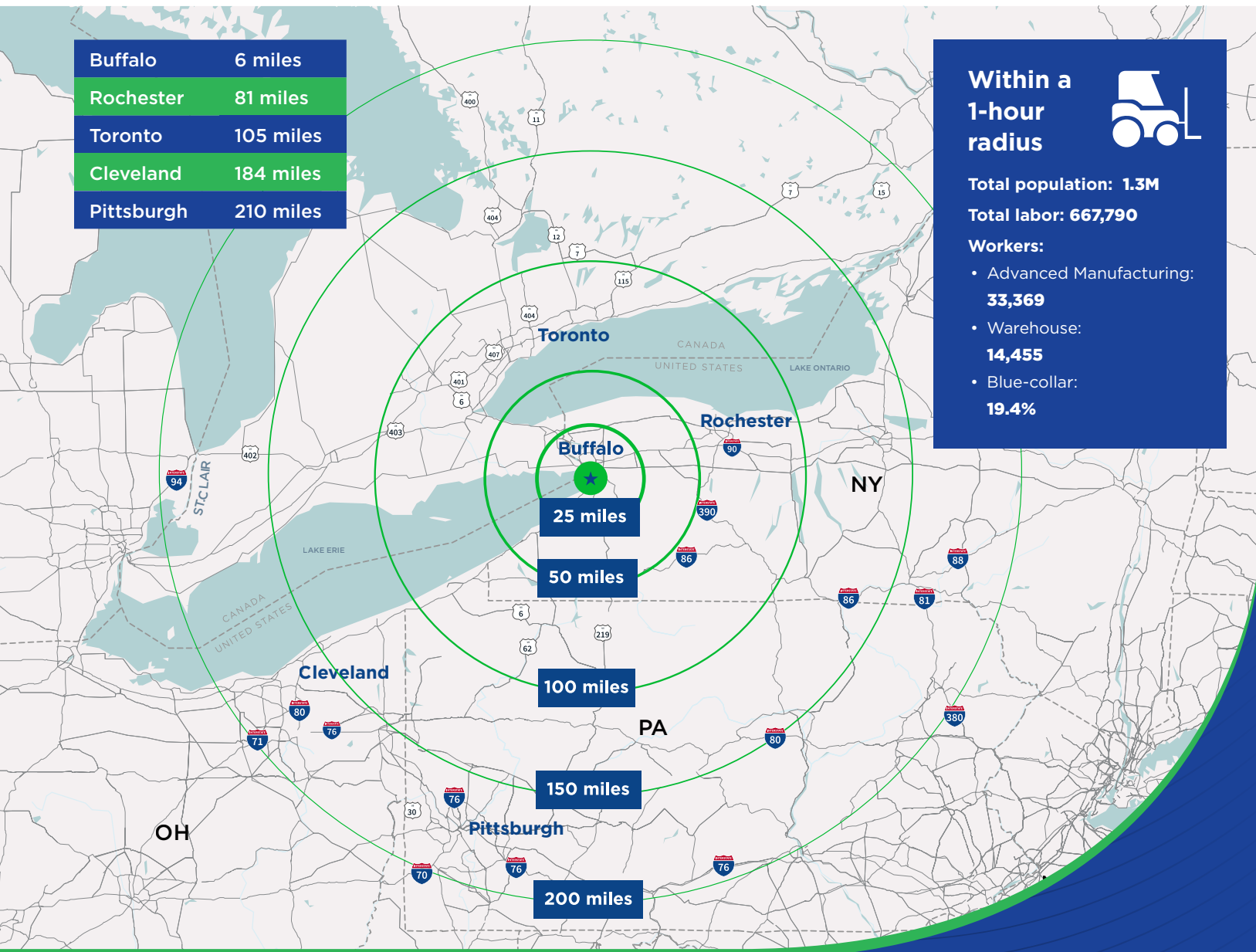
Site is eligible for Foreign Trade Zone designation

2303 Hamburg Turnpike offers immediate connections to cross-border trade opportunities in the Buffalo-Niagara Corridor — measured at approximately \$70 billion annually — with a location only eight miles to the Peace Bridge that open connection to Toronto and Greater Ontario, as well as nearby rail access to CSX, Norfolk Southern, Canadian Pacific, and Canadian National. It is also only six miles south of downtown Buffalo via Hamburg Turnpike/Highway 5 and Route 190, and sits at the Port of Buffalo.

<b>\$70 BILLION</b> in annual trade	<b>±4,000</b> daily commercial truck crossings over the Peace Bridge	<b>±6,000</b> daily commercial truck crossings in the Buffalo-Niagara corridor
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# PROXIMITY TO CORE MANUFACTURING HUBS



## FOR MORE INFORMATION:

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