

42 ± ACRES INDUSTRIAL

TONAWANDA BUSINESS/INDUSTRIAL PARK

BUILDING FEATURES

Lot Size	42 ± Acres
Zoning	Mixed Use (Office & Light Industrial)

Property Highlights

- Strategically located between Buffalo and Niagara Falls
- Competitive land pricing
- Potential NYS Excelsior Program benefits (investment)
- Easy access to I-190 and I-290
- Located in the historic City of Tonawanda
- Complete utility infrastructure in place
- Large labor pool within walking distance
- CSX rail service on-site
- Environmentally-sensitive business park



For more information, contact:

Benedict J. Borruso
 Associate Real Estate Broker
 716.861.5090 - cell
bborruso@pyramidbrokerage.com

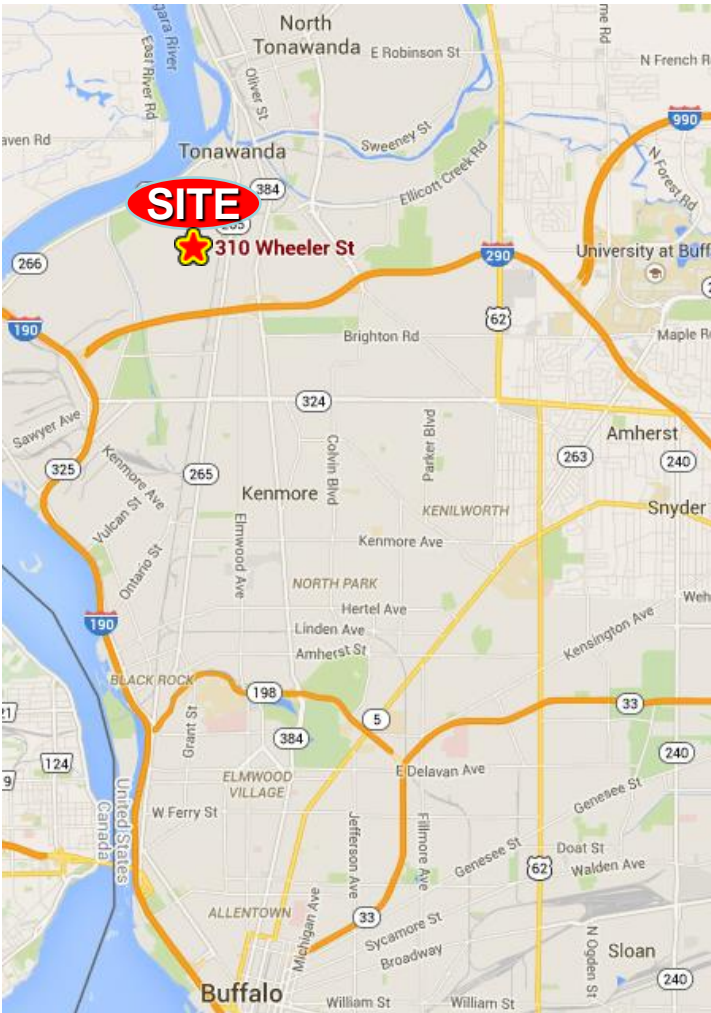
Richard J. Schechter
 Associate Real Estate Broker
 716.316.4040 – cell
rschechter@pyramidbrokerage.com

14 Lafayette Square, Suite 1900
 Buffalo, New York 14203
 phone: +1 716 852-7500

pyramidbrokerage.com

DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Estimated Population	13,120	75,689	225,951
Est. Avg. HH Income	\$49,290	\$47,025	\$46,379

INDUSTRIAL LAND FOR SALE
Spaulding Commerce Park
 310 Wheeler Street, Tonawanda, New York



Location Map

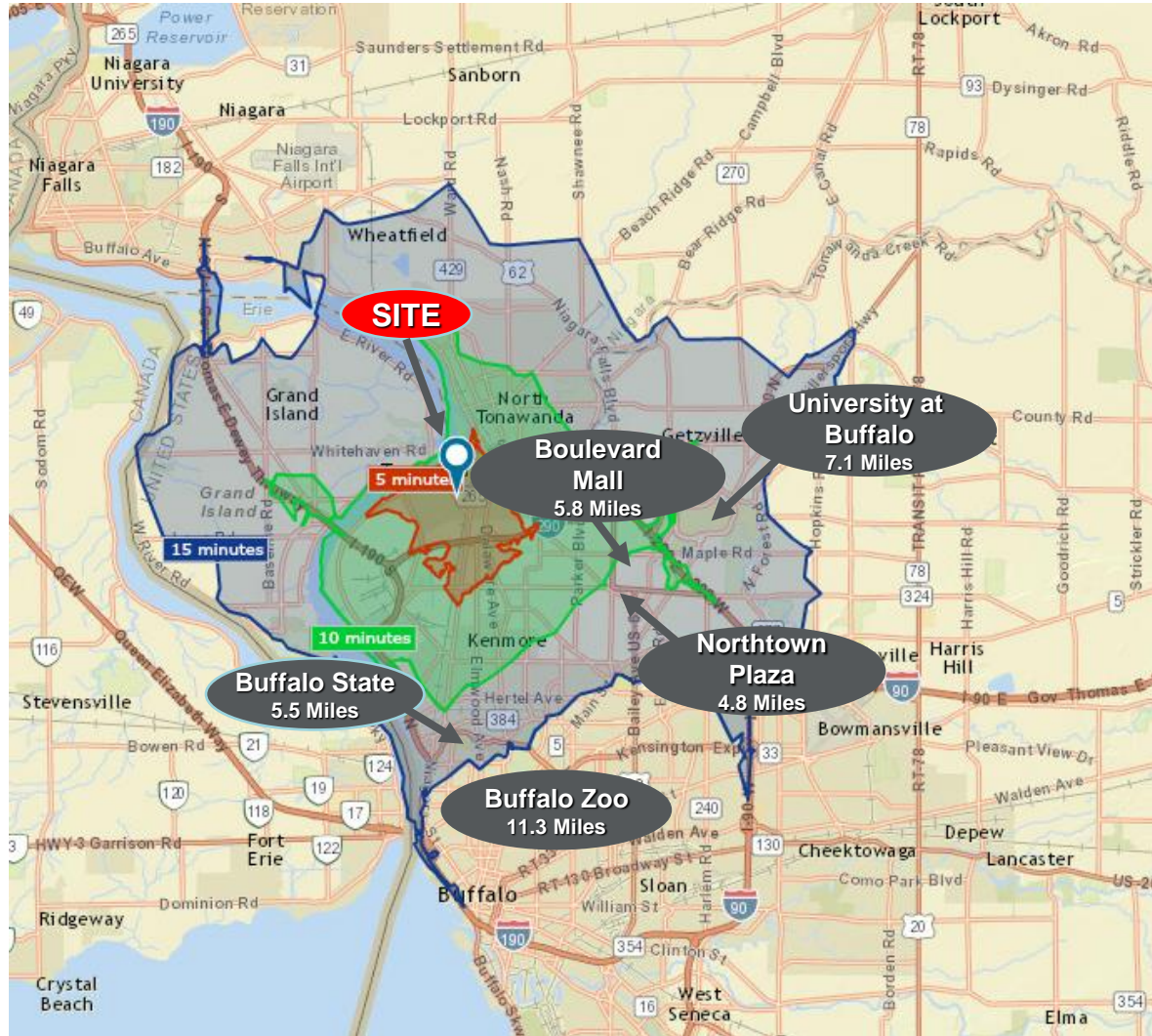


Aerial



Site Map

Spaulding Fibre
 Full Development
 Scenario
 October 2010



Drive Time Map