



**RENAISSANCE**  
COMMERCE PARK



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240 ACRES IDEAL FOR LIGHT-MEDIUM  
MANUFACTURING & COMMERCIAL  
WAREHOUSE/DISTRIBUTION

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# RENAISSANCE COMMERCE PARK

a premier advanced  
manufacturing site with rail,  
highway, and water access

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

- 10 to 60-acre parcels with access to rail, water and highway
- Zoned for manufacturing, warehouse distribution
- NYS Brownfield Cleanup Program Tax Credits
- Expedited time to market/infrastructure Master Plan in place
- Rail service connections to multiple Class I carriers
- Deep water Great Lakes Port
- Minutes to Canada bridges, Interstate Highways
- Diverse regional workforce
- Low-cost hydropower, high voltage power onsite
- City of Lackawanna Brownfield Opportunity Area
- New York Power Authority Hydropower Zone
- Commercial Property Accessed  
Clean Energy funding
- Federal Opportunity Zone



Shoreline Trail Bike Path proposed Extension (2024)  
Smokes Creek Overlook



Dona Street Extension



## 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	10-60 acre parcels
COUNTY	Erie
FORMER USE	Industrial (Steel Manufacturing)
ZONING	Industrial
SPECIAL DESIGNATION	City of Lackawanna Brownfield Opportunity Area
SPECIAL INCENTIVES	New York Power Authority Hydropower Zone Potential Tax Credits Potential Federal Opportunity Zone Possible Foreign Trade Zone





## Industrial Spec Space

2 Steelworkers Way is Uniland Development's next 150,000 sq.ft., single story industrial building featuring 36 ft. clear height and generous column spacing to serve as a hub for manufacturing, warehousing, logistics, and trucking operations. It can also support multimodal operations, single or multiple tenants, and customized office build-out. 8 Dona Street, the first industrial spec building on the site, was completed in 2022 and has been fully leased to Total Quality Assurance International and Max Advanced Brakes.

Learn more at [www.ECIDANY.com/RCP](http://www.ECIDANY.com/RCP)



## Join TMP Technologies, Sucro Sourcing & Welded Tube

In 2013, Welded Tube invested \$48 million on the construction of a new 109,000 sq. ft. facility on 45 acres.

TMP Technologies purchased a 28-acre parcel and constructed a 280,000 sq. ft. manufacturing facility in 2021.

Sucro Sourcing is investing \$19 million to transform three abandoned buildings over a 12-acre space. The project will be completed in phases by 2024.





# Strategic Location

Located minutes from the Canadian-American border, the region is within 500 miles of 40% of the continental North American population.



POPULATION	15 MINUTE*	30 MINUTE*	45 MINUTE*
TOTAL POPULATION	289,572	919,151	1,146,247
TOTAL HOUSEHOLDS	126,635	395,833	488,776
EMPLOYEES	194,980	506,613	599,120
ESTABLISHMENTS	10,212	30,028	36,968
EDUCATIONAL ATTAINMENT	15 MINUTE*	30 MINUTE*	45 MINUTE*
TOTAL POPULATION AGE 25+	204,662	659,881	824,986
HIGH SCHOOL GRADUATE	24.9%	23.7%	23.8%
SOME COLLEGE, NO DEGREE	17.0%	16.4%	16.3%
ASSOCIATE'S DEGREE	12.9%	13.1%	13.4%
BACHELOR'S DEGREE	17.7%	20.3%	19.9%
GRADUATE DEGREE	11.5%	15.2%	15.3%
INCOME	15 MINUTE*	30 MINUTE*	45 MINUTE*
MEDIAN HOUSEHOLD INCOME	\$50,681	\$60,945	\$62,906
PER CAPITA INCOME	\$31,997	\$37,721	\$38,590

\*Drive time from 2303 Hamburg Turnpike © 2023, ESRI



### Highway

Renaissance Commerce Park is just 5.5 miles from interstate 190, 6.5 miles from downtown Buffalo, 105 miles to Toronto, and 187 miles to Cleveland.



### International Bridge

Renaissance Commerce Park is 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 of 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.



### Air

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

## Project Stakeholders

City of Lackawanna • Empire State Development • Erie County • Federal Highway Funding • Industrial Land Development Corporation  
National Fuel • National Grid • New York State Department of Transportation • NYSERDA • Tecumseh • U.S. Economic Development Agency

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