



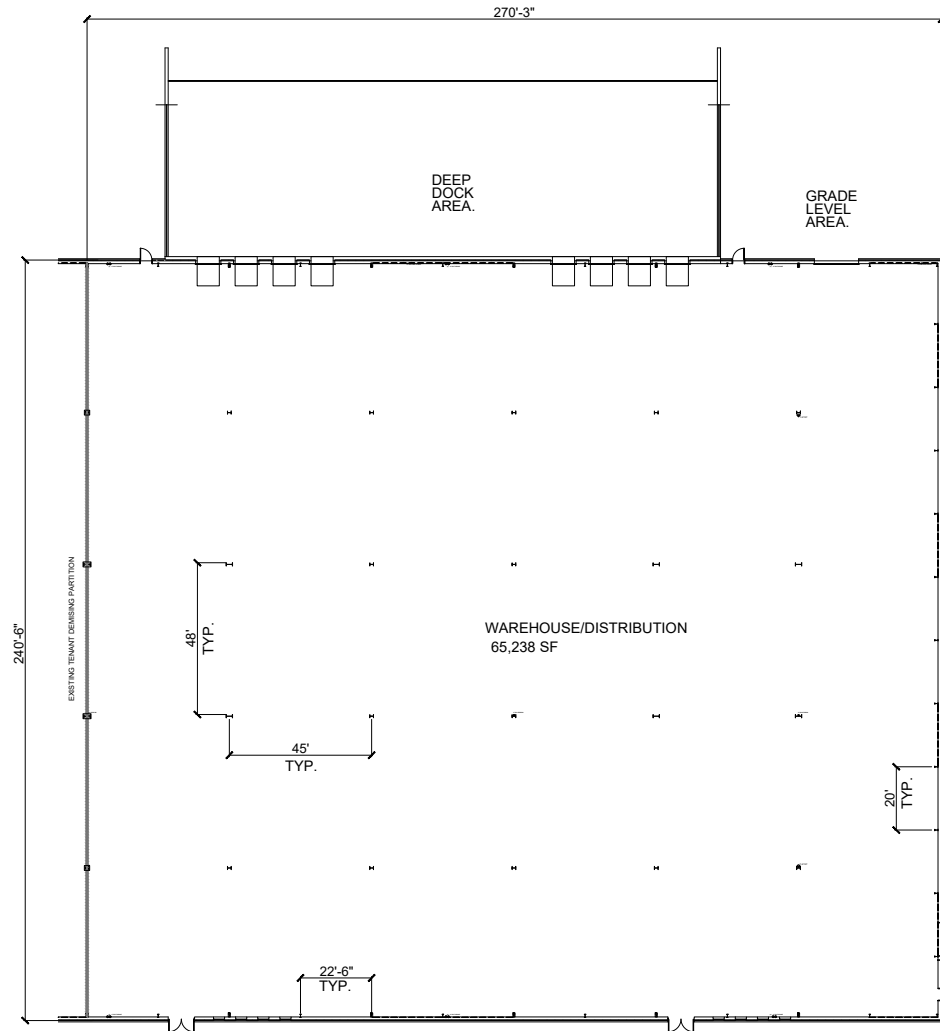
A premier industrial facility on Lake Erie with multimodal distribution capabilities

2 Steelworkers Way is a newly built 150,000-square-foot single story industrial building featuring 36'-40' clear height and generous column spacing to serve as a hub for manufacturing, warehousing, logistics and trucking operations. The facility has opportunities for a customized office build-out and can support single or multiple tenants.

Situated within Renaissance Commerce Park on Route 5 in Lackawanna. 2 Steelworkers Way provides seamless access to the I-90 New York State Thruway, I-190 and Canadian border crossings. The building can also support multimodal operations leveraging its proximity to four Class I rail lines and the Port of Buffalo, a deep-water gateway to the Great Lakes. Served by Metro Bus, the park is a short drive to the McKinley Mall and other restaurants and shops.

Why 2 Steelworkers Way?

- Prime industrial space with 36'-40' clear height, 48' x 45' column spacing
- Minutes from I-90, I-190 and Canadian crossings
- Spacious trailer staging, loading docks and grade level doors
- Last-mile cooler/freezer potential
- Proximate to rail and port operations
- New construction with custom office options



Proposed Floor Plan