

**Interstate 90
(NY Thruway)**

EXIT 48-A

NY Route 77 (Alleghany Rd.)

**Buffalo East
Industrial Center
at Pembroke**

**8600 ALLEGHANY RD. (Interstate 90
Exit 48-A & Route 77, Pembroke, NY**

**Building Sites for Sale, &
Buildings Built to Suit
for Sale or Lease
(50,000 to 500,000 Sq. Ft.)**

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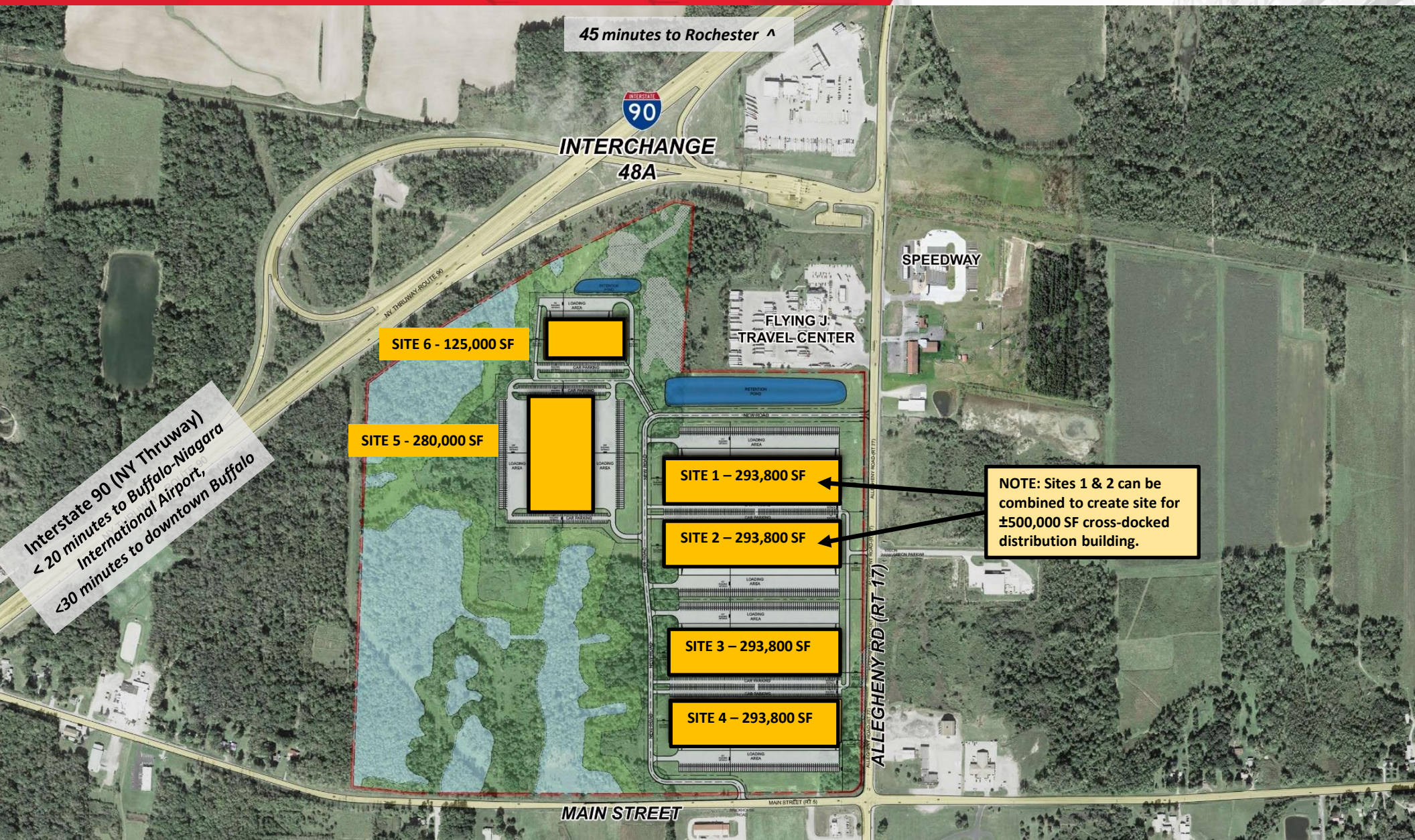
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FOR SALE OR LEASE

Buffalo East Industrial Center at Pembroke

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45 minutes to Rochester ^

INTERSTATE
90

INTERCHANGE
48A

SITE 6 - 125,000 SF

SITE 5 - 280,000 SF

SITE 1 - 293,800 SF

SITE 2 - 293,800 SF

SITE 3 - 293,800 SF

SITE 4 - 293,800 SF

SPEEDWAY

FLYING J
TRAVEL CENTER

NOTE: Sites 1 & 2 can be
combined to create site for
±500,000 SF cross-docked
distribution building.

Interstate 90 (NY Thruway)
< 20 minutes to Buffalo-Niagara
International Airport,
< 30 minutes to downtown Buffalo

MAIN STREET

ALLEGHENY RD (RT 17)

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Highlights:

- Buffalo East Industrial Center is strategically located in Western New York immediately off of Exit 48-A of I-90 (a/k/a NY Thruway) with 34,320 AADT traffic count.*
- Short drive to Buffalo Niagara International Airport, Downtown Buffalo, and 32 miles to Peace Bridge to Canada. 45 minutes to Downtown Rochester. 25 miles to Buffalo container rail yard.*
- Six one-story buildings ranging from 125,000 to 500,000 SF each on 210.7-acre centrally-planned industrial park for warehouse/ distribution and manufacturing uses.*
- Approved building sites are available for sale, or buildings can be constructed to suit for sale or lease.*
- 130'-wide truck aprons and generous spacing between buildings for excellent truck and car access. Generous car and trailer parking.*
- Municipal sewer and water. Natural gas. Electric: 3,000 amps, 480/277 volts, 3 phase per building.*
- Property tax abatement program for new construction already approved by the aggressive Genesee County Industrial Development Agency.*
- Corporate neighbors include Nexgistics corporate HQ (140,000 SF) and Amazon "last mile" center (191,000 SF).*

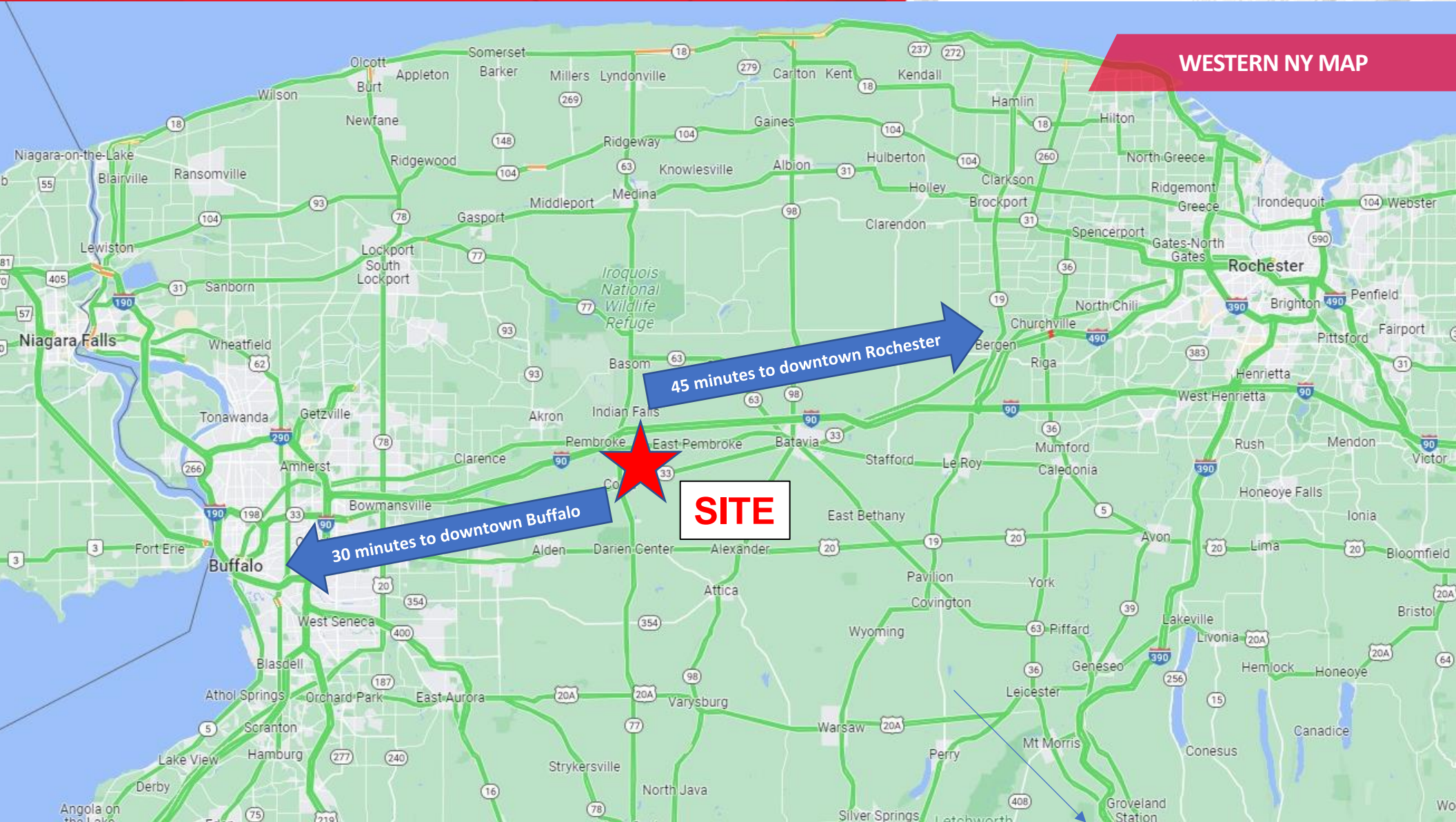
Specifications:

Address	8600 Alleghany Road, Pembroke, NY	Fire Protection	ESFR sprinklers
Building		Loading Doors :	Tailgate=TG, Drive-in=DI
Sites 1 & 2 each	293,800 SF (280 x 1130')	Sites 1 & 2 each	Up to 61 TG single-side, 6 DI
Sites 3 & 4 each	293,800 SF (280' x 1130')	Sites 3 & 4 each	Up to 61 TG single-side, 6 DI
Site 5	125,000 SF (500 x 250')	Site 5	Up to 24 TG single-side, 2 DI
Site 6	280,000 SF (400' x 700')	Site 6	Up to 76 TG crossdock, 8 DI
Site 1 & 2 combined	500,000 SF (TBD)	Site 1 & 2 combined	Up to 120 TG crossdock, 16 DI
Divisible SF	50,000 minimum	Zoning	Manufacturing, Warehouse/distribution
Construction	Steel frame with concrete panel walls	Floor	8" reinforced concrete
Land Area	210.7 acres total (each site will be a separate subdivided lot)	Lighting	High-bay LED
Office Area	To suit	HVAC	Rooftop Cambridge natural gas units
Clear Height	As required (32' to 40')	Electrical / Gas	Electric up to 2.5 megawatts from National Grid. Located in low-cost hydro power zone. Natural gas from National Fuel.
Column Spacing	Mostly 50' x 54' (60' speed bay)	Parking:	
		Sites 1 & 2 each	90 trailers, 200 cars
		Sites 3 & 4 each	90 trailers, 200 cars
		Site 5	52 trailers, 94 cars
		Site 6	152 cars

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LOCATION OVERVIEW

KEY DISTANCES & DRIVE TIMES

- 28 miles to Buffalo (30 minute drive)
- 45 miles to Rochester (45 minutes)
- 123 miles to Syracuse (1 hour, 50 minutes)
- 123 miles to Toronto (2 hours, 10 minutes)
- 212 miles to Cleveland (3 hours, 10 minutes)
- 266 miles to Albany (4 hours)
- 280 miles to Detroit (4 hours, 30 minutes)
- 370 miles to Hartford (5 hours, 30 minutes)
- 370 miles to New York City (5 hours, 30 minutes)
- 425 miles to Boston (6 hours, 20 minutes)

POPULATION STATISTICS

- 50-mile radius 2,067,000
- 100-miles radius 2,978,000
- 250-mile radius 25,549,000
- 500-mile radius 118,700,000



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4-HOUR DRIVE TIME
(One day round trip radius)



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