



FOR SALE

Prime Site for Travel Center / Gas Station / C-Store / Warehouse

**8445 Alleghany Road
(Interstate 90 Exit 48-A & Route 77)
Pembroke, NY**

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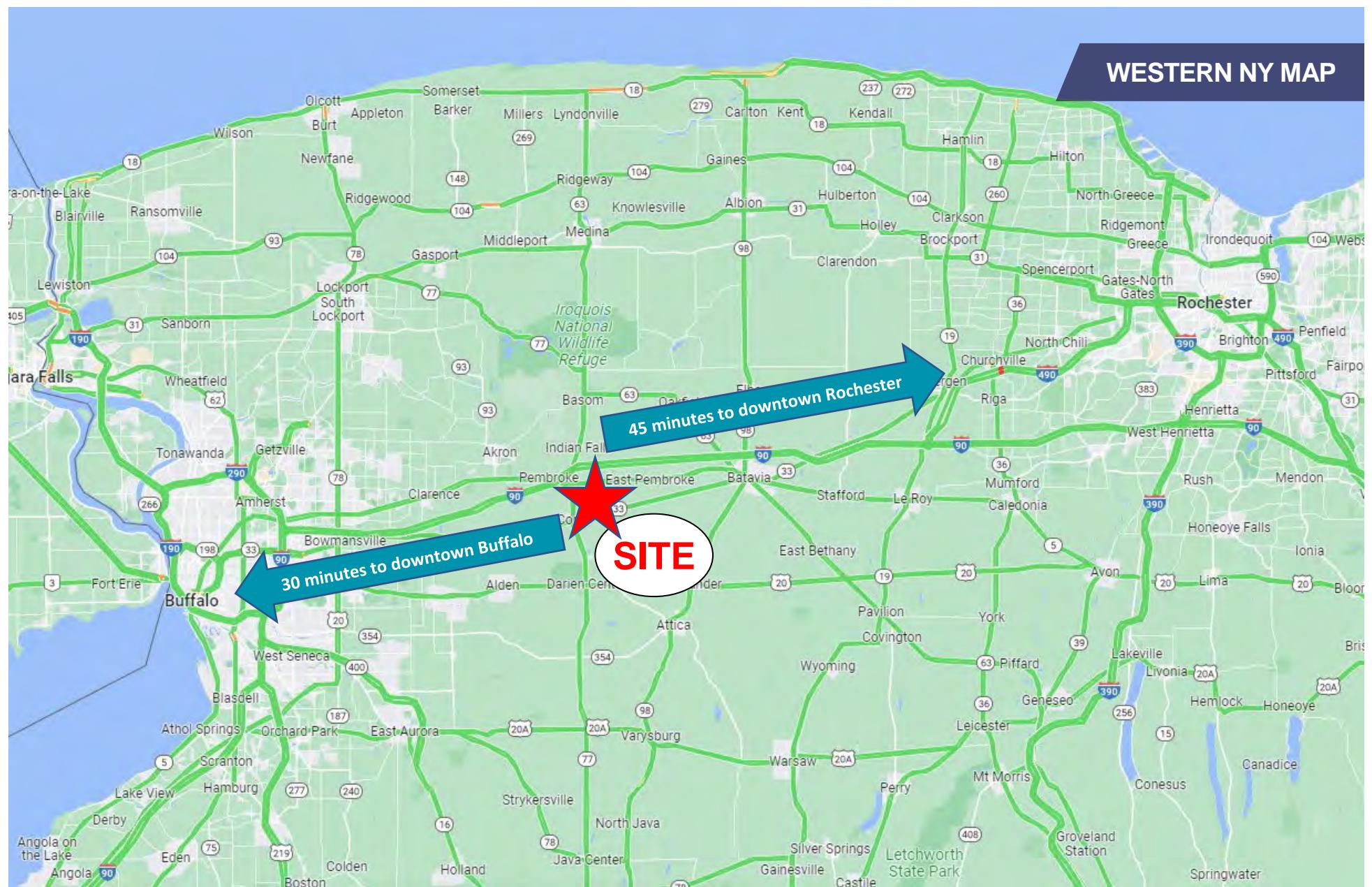
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Highlights:

- 50.4-acre development Site is strategically located in Western New York immediately off Exit 48-A of I-90 (a/k/a NYS 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.
- **Previous Planning Board approvals** in hand for travel plaza; other permitted uses are gas stations, convenience stores, and warehouse/office.
- Municipal sewer and water. Natural gas. Electric service: 1,200 amps, 480/277 volts, 3 phase.
- Users may qualify for property tax abatement program through the aggressive Genesee County Industrial Development Agency.
- Larger 210-acre industrial park site available across street with previous approvals for over 1,000,000 Sq. Ft. of buildings.
- Corporate neighbors within one mile include Nexgistics corporate HQ (140,000 sq. ft.) and Amazon last-mile facility (191,000 sq. ft.)

Concept Plan for Travel Center







**Pyramid Brokerage
Company**

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