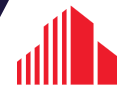




INVESTMENT OPPORTUNITY



100 LAWRENCE BELL DRIVE
AMHERST, NEW YORK



CUSHMAN &
WAKEFIELD



**Pyramid Brokerage
Company**

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EXECUTIVE SUMMARY

Cushman & Wakefield | Pyramid Brokerage Company is pleased to offer 100 Lawrence Bell Drive in Amherst, NY for sale. This property is an approximately 54,205 Sq. Ft. industrial building located within a well-established commercial park off Youngs Road.

The building is situated on approximately 3.53 acres, with an additional landlocked 1.29-acre parcel located at 440 Youngs Road. The property offers exceptional regional connectivity with quick access to the NYS I-90, Route 33, Wehrle Drive, and the Transit Road commercial corridor.

The property is fully leased to Gintzler International, a division of Resource Label Group, a nationwide provider of labeling and packaging solutions backed by Ares Management. The tenancy provides a stable income stream supported by a creditworthy operator with a longstanding presence in the region.

100 Lawrence Bell Drive offers investors a secure, income-producing industrial asset in one of Western New York's most reliable and well-connected commercial corridors.

For further details and access to the document room, please complete the Non-Disclosure Agreement ([Link to NDA](#)) and return it to Kathleen Ponterio at kponterio@pyramidbrokerage.com. For additional information, please contact the exclusive agent at Cushman & Wakefield | Pyramid Brokerage Company:

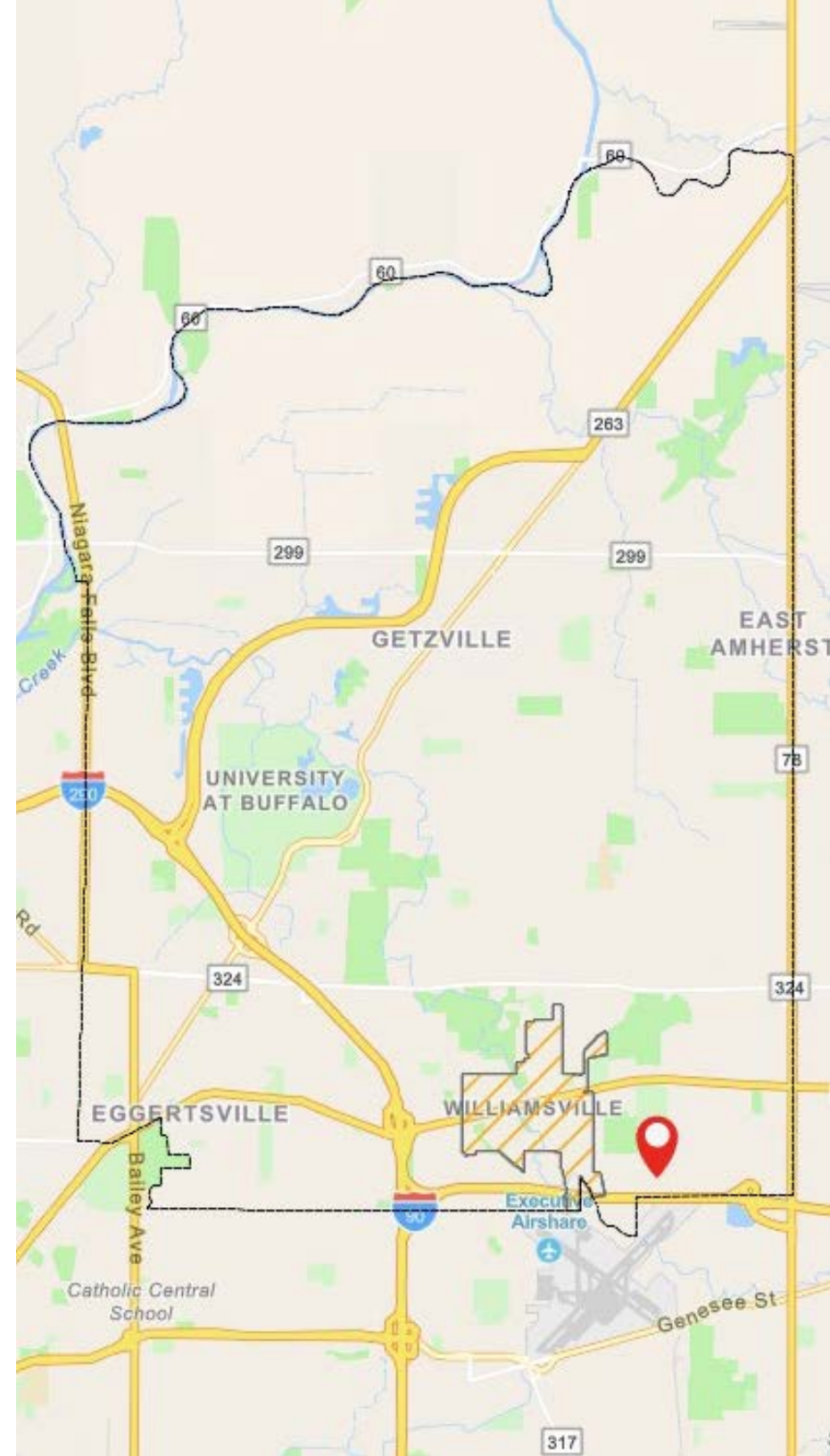
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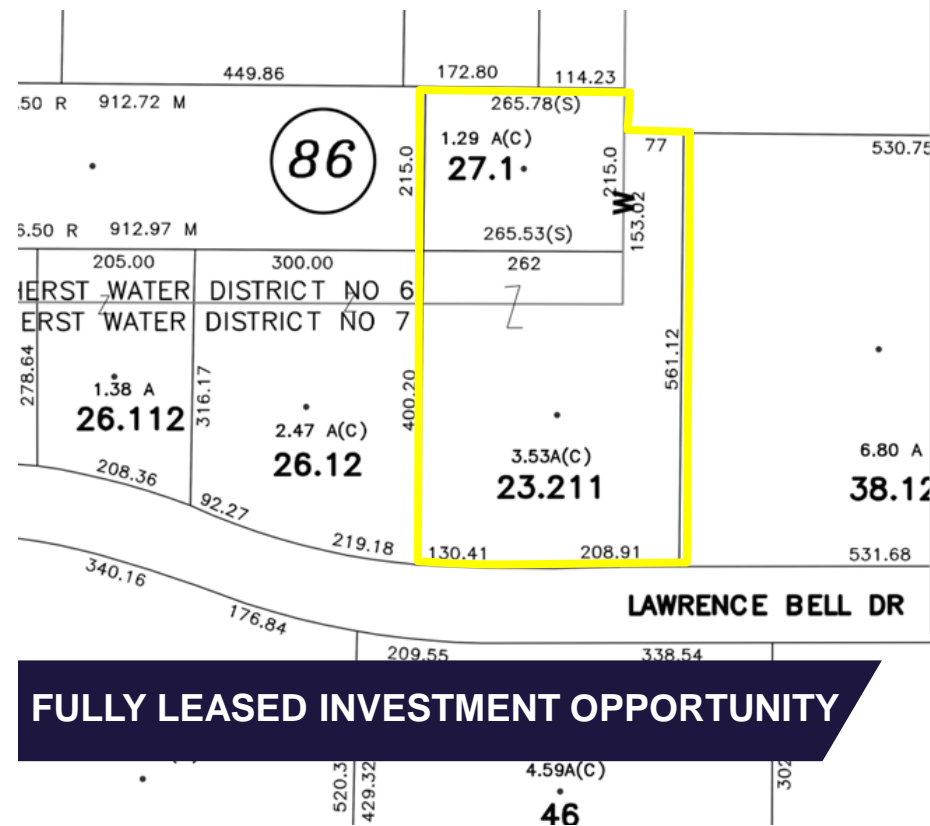
PROPERTY INFORMATION

100 Lawrence Bell Drive, Amherst, NY

Property Features

The building offers flexible configurations, 14' clear heights, full air conditioning, backup power, and strong visibility within a well-maintained suburban business park. Located near SUNY Erie North Campus and numerous retail and service amenities, the site provides a highly accessible and desirable operational setting.

Building Size:	54,205± Sq. Ft.
Tax IDs:	81.02-3-23.211 & 81.02-3-27.1
Site Size:	3.53± Acres / 1.29± Acres
Year Built:	1988 / 1990 / 2003 Addition (13,500± Sq. Ft.)
Office Size:	6,300± Sq. Ft.
Zoning:	R&D - Research & Development
Ceiling height:	Varies to 14'
Loading:	3 Dock Doors & 2 Grade Doors
Parking:	56 Spaces
Tenant:	Gintzler International (Resource Label Group)
Additional Features:	<ul style="list-style-type: none">Fully air-conditionedBackup generator1600 Amps 277/480V 3 Phase



PROPERTY INFORMATION

AERIAL



INVESTMENT HIGHLIGHTS



INCOME-PRODUCING ASSET

Well-maintained industrial building located within a prominent commercial park in Amherst, NY, designed for modern manufacturing & packaging operations.



STABLE, PREDICTABLE CASH FLOW

Single-tenant lease structure provides consistent income supported by a creditworthy operator with a longstanding regional presence.



ATTRACTIVE LAND COMPONENT

Situated on 3.53± acres plus an additional 1.29±-acre parcel at 440 Youngs Road.



CREDIT-TENANT, FULLY LEASED

100% leased to Gintzler International, a division of Resource Label Group, a nationwide labeling and packaging provider backed by Ares Management.



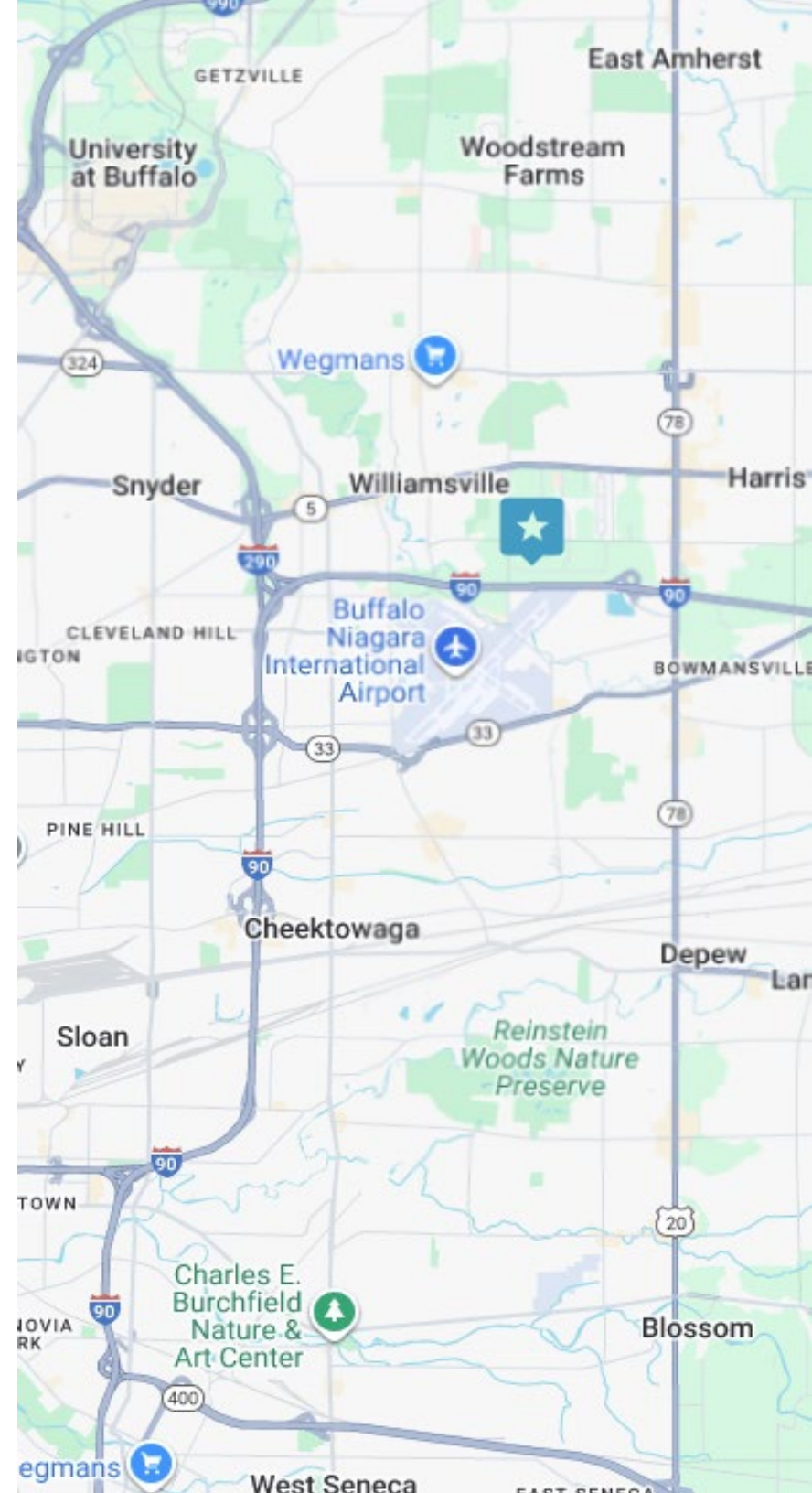
EXCELLENT REGIONAL CONNECTIVITY

Convenient access to NYS I-90, Route 33, Wehrle Drive, and the Transit Road commercial corridor.



ESTABLISHED COMMERCIAL CORRIDOR

Located in one of Western New York's most reliable and in-demand commercial submarkets.



LEASE DETAILS



Tenant:

Resource Label Group, LLC
Lease commenced January 1, 2019



Term:

Lease expires December 31, 2029



Rent Schedule:

Year 1: \$384,000
Year 2-10: 3% annual increases



Options:

2–5-year options with 180-day notice
1st option: 3% annual increases
2nd option: FMV



Landlord:

Lease is NET with minimal Landlord obligations

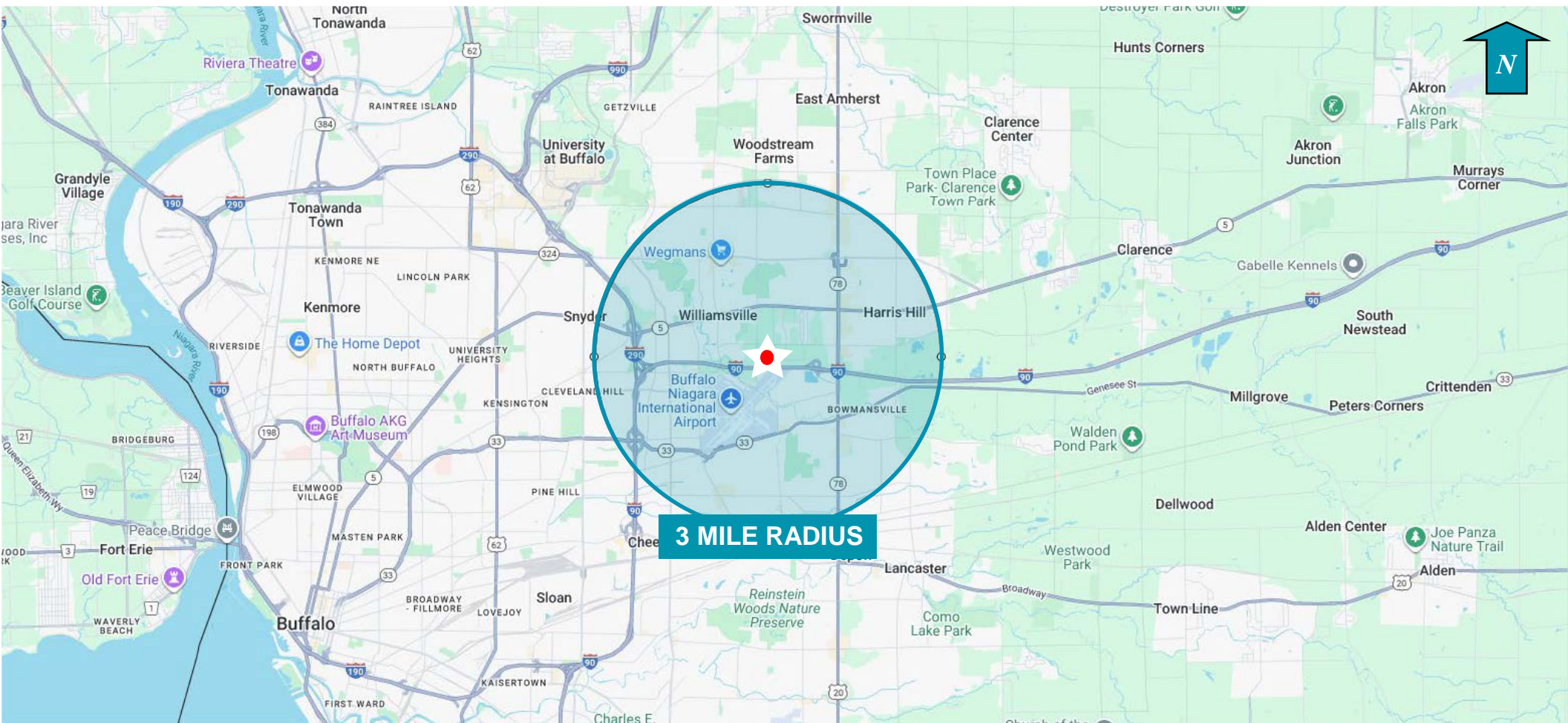


Further Information:

Please see sale process on [page 11](#) of this offering

MARKET OVERVIEW

LOCATION & DEMOGRAPHICS



Demographics (3-MILE RADIUS)



72,603
Total Population



34,594
Total Housing Units



\$109,484
Average Household Income



39,472
Employed Population

TENANT OVERVIEW

Gintzler International, a Resource Label Group Company

Gintzler International is a long-established provider of high-quality labeling and packaging solutions serving the medical device, pharmaceutical, health & beauty, and consumer goods industries. With more than 100 years of history and a strong operational presence in Western New York, the company is recognized for its technical expertise, regulatory compliance capabilities, and commitment to precision manufacturing.

Tenant Highlights:

- Established Western New York Manufacturer with decades of continuous operation
- Subsidiary of Resource Label Group, a national industry leader
- Serves regulated, long-term customer industries (medical, pharmaceutical, health & beauty)
- High switching costs and specialized production processes support Tenant stability
- Strong operational fit for the 100 Lawrence Bell Drive Facility

Resource Label Group:

Gintzler operates as part of Resource Label Group (RLG), one of the largest prime label and packaging manufacturers in North America. RLG provides mission-critical labeling solutions through a nationwide network of facilities, serving customers in regulated, high-growth industries. Backed by Ares Management, RLG continues to expand through strategic acquisitions and capacity investments, strengthening its market reach and long-term stability.

33

Companies Nationwide

1,700+

Employees

7,400+

Active Clients

TENANT SNAPSHOT

Parent Company: Resource Label Group

Ownership: Ares Management

Certification: ISO-13485

Building Occupied: 100%

Key Capabilities:

- Pressure-sensitive labels
- Shrink sleeves
- Flexible packaging
- Security & compliance-focused labels
- Custom-engineered solutions

Markets Served:

- Medical Device & Pharmaceutical
- Health & Beauty
- Food & Beverage
- Nutraceuticals
- Consumer Goods
- Industrial & Logistics

INDUSTRY OVERVIEW

Printing & Related Support Activities

The U.S. printing sector remains a large, essential manufacturing industry supporting packaging, labeling, publishing, and regulated industrial markets. According to IBISWorld, the Printing in the U.S. industry (NAICS 32311) represents approximately \$76.8 billion in market size in 2025, while Printing Services (NAICS 32312) contributes an additional \$2.9 billion. Despite long-term declines in traditional printing, labels, packaging, and specialty converting remain strong, stable, and often countercyclical demand segments.

The broader NAICS 323 category employs +/-347,000 workers nationwide (BLS), highlighting its scale and importance to distribution, manufacturing, healthcare, consumer goods, and logistics sectors.

Growth Drivers:

- **Regulated Industries:** Medical, pharmaceutical, and health & beauty markets require specialty, compliant labels- demand remains stable.
- **Packaging Demand:** Labels, shrink sleeves, and specialty packaging remain the highest-growth segment in the broader printing category.
- **Digital & Hybrid Printing:** Short-run, high-quality, variable data printing continues to expand.

Why Gintzler Is Well-Positioned in This Industry:

Gintzler operates in the strongest subsector of the printing industry- specialty labels and regulated-market packaging. These markets feature long-term customer relationships, high compliance barriers, and steady recurring demand, supported by a national production network through Resource Label Group.

INDUSTRY SNAPSHOT

U.S. Printing Market Size: \$76.8B

Support Activities: \$2.9B

U.S. Employment: 347,000 workers

Industry Mix: Commercial printing, packaging & labels, prepress, finishing, converting

Customers: Pharma, healthcare, food & beverage, industrial, & consumer products.

Industry Trends:

- Shift Toward Packaging & Labels
- Vendor Consolidation
- Technological Integration
- Long-Term Decline in Traditional Print
- Stable Output for Specialty Printing

SALE PROCESS

1. All interested parties must execute an NDA provided by Pyramid Brokerage Company.

Link to NDA

Please email the executed NDA to **kponterio@pyramidbrokerage.com**.

2. Upon receipt of a completed NDA, interested parties will be granted access to a SharePoint folder containing all pertinent building information and due diligence items.
3. After reviewing the SharePoint documents, interested parties may contact **Robert Schell** at **716-310-9841** or **rschell@pyramidbrokerage.com** to schedule a property tour.
4. All offers must be submitted via email to **rschell@pyramidbrokerage.com** no later than **February 13, 2026**.
5. *All offers must be submitted using the PSA template provided in the SharePoint folder.*
6. Offers will be reviewed, and prospective buyers will be contacted within the following week.
7. 1% Cooperating Broker Fee.





LAWRENCE BELL DRIVE

FOR MORE INFORMATION, CONTACT:

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rschell@pyramidbrokerage.com

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