



CEDARLAND
DEVELOPMENT GROUP

RANO PARK



25 Rano Street
Buffalo, NY 14207

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www.cedarlanddevelopment.com

± 250,000SF Industrial Space
Build to suit opportunity

Amenities

LINEAR PARK

1/4 mile walking loop and a water feature.

ON SITE ENERGY GENERATION

Cogen area 13,000 SF and roof mounted solar panels

BUILDING

120,000 SF light manufacturing

PARKING SPACES

127 Commercial spots and electric vehicle charging stations



BUILDING SPECIFICATIONS

Land Area	8.5 Acres
Building Area	150,000 - 300,000 SF
Office Area	8,500 SF
Applicable Code	Buffalo Green Code
Lot Coverage	100%
Loading Docks	7
Ceiling Height	22FT +



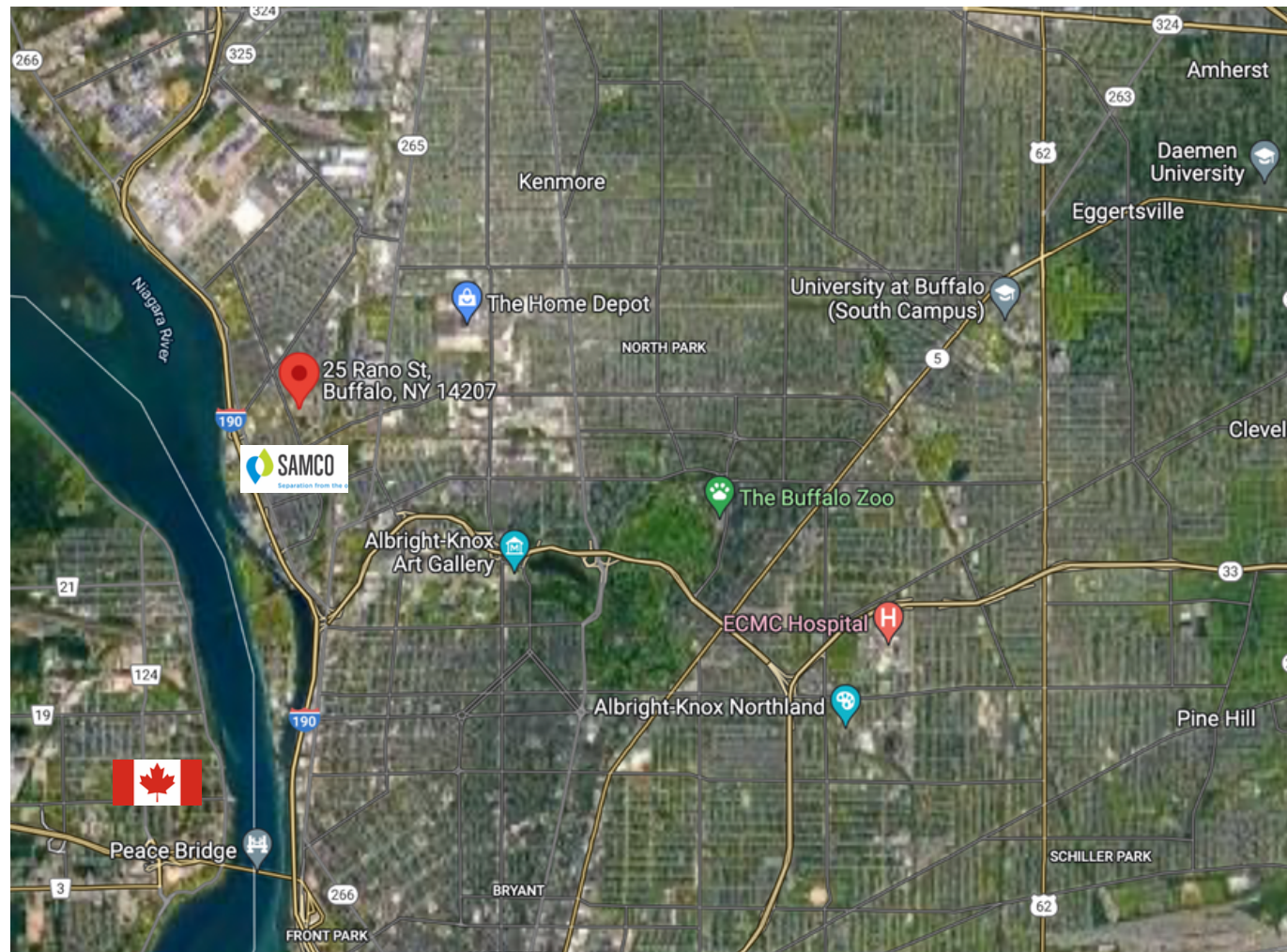
25 RANO PARK

LOCATION OVERVIEW

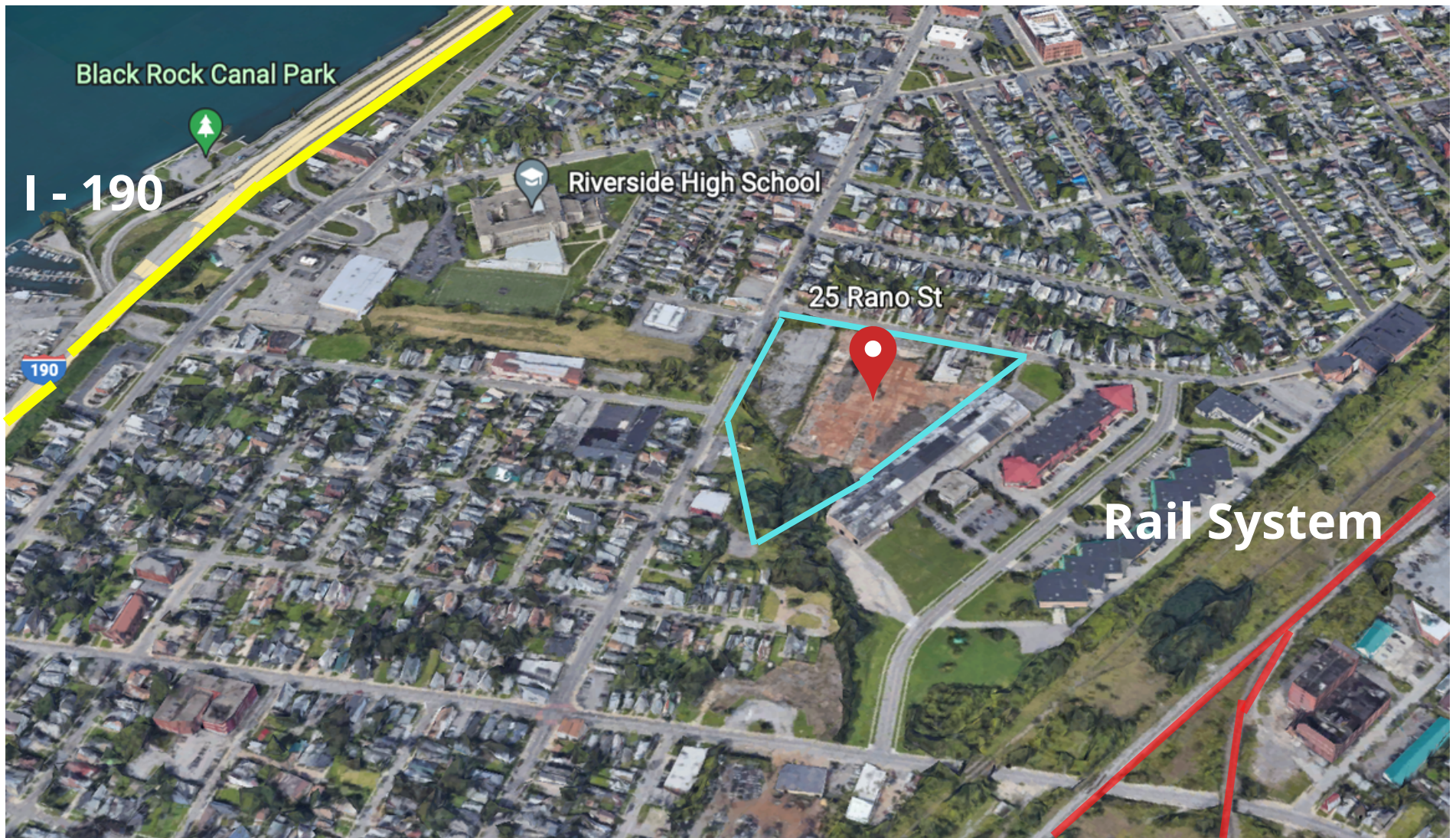


- Same day delivery access to Canada
- 3.9 mile drive to the Peace Bridge, Canada
- .4 mile drive from SAMCO Technologies
- In close proximity to multiple College Universities
- .5 miles to the NYS 190
- 1.3 miles to the Scajacuada Expressway
- 10.5 miles from Buffalo Niagara International Airport

This prime location connects you to the I - 190 and Scajacuada Expressway for easily accessible national travel and also direct access to Canada for international needs. A railway system is in walking distance and Buffalo Niagara International Airport is close by. Rano Park intends to be a key addition to the existing industrial area that the site sits on. Buffalo industrial vacancy rate was at an all time low of 1.5% last year. The demand for industrial space is driven by tenants seeking to capitalize on the close proximity of Buffalo Niagara Falls, NY - the United States 11th highest number of import and export locations.



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FOR MORE INFORMATION PLEASE CONTACT

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