

An Attractive and Incentivised Venture

Developments at Elk Street Commerce Park will be able to leverage a number of economic and structural benefits that come with the site. NYSBCP tax credits associated with the development will range from 20-24% of all project costs. In addition, the site is in a NYS Opportunity Zone, giving investors and developers access to federal Opportunity Funds specifically marked for building the community.

For the best logistics and accessibility, choosing Elk Street Commerce Park offers direct connections to many transportation networks: interstate highway, bus public transportation, bicycle routes, and even a regularly dredged and navigable waterway on the Buffalo River. The site is fed by large-capacity utilities: water, 30 to 35 PSI gas service, sanitary, and a 5 kV feeder with a 1000 kVA electrical service capacity.

The joint venture for redevelopment between The Krog Group, LLC and Renova Partners, LLC has brought together the expertise of two of the northeast's largest brownfield redevelopment contractors. With decades of experience, these companies are ensuring the successful development of this highly-visible and well-connected property.



previous Krog Group projects: Welded Tube USA, Cobey, CertainTeed Corporation

Contacts

ELK STREET
Commerce Park LLC



The Krog Group is one of NY State's largest brownfield redevelopers, with a history of working closely with state and local agencies to reintroduce desirable land to active use.

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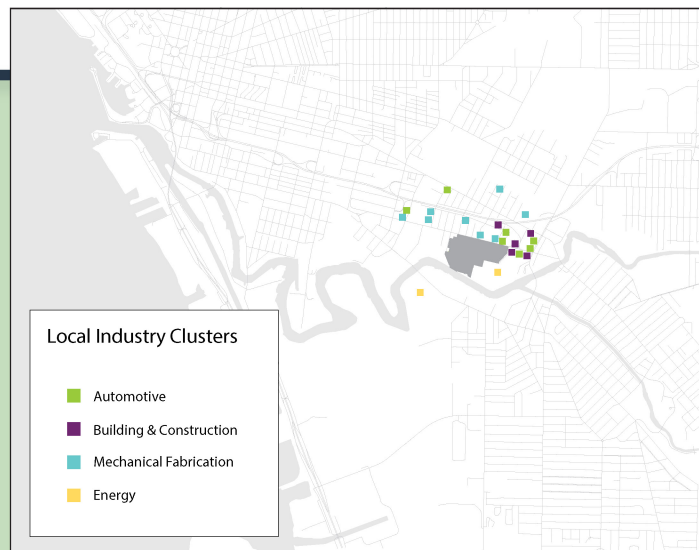
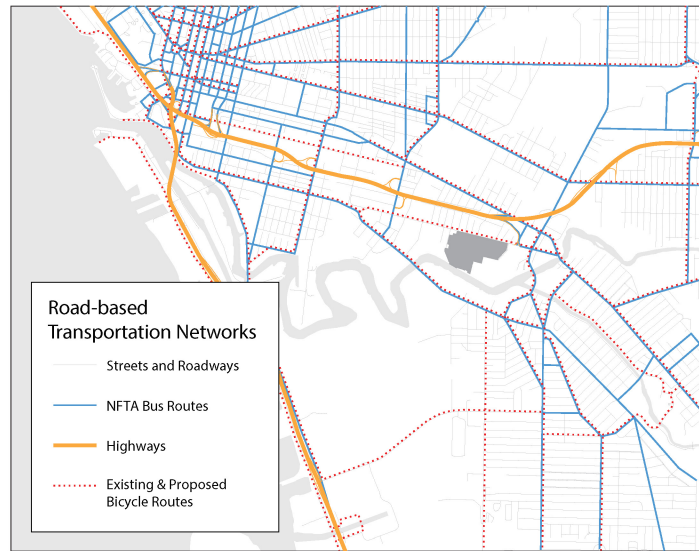
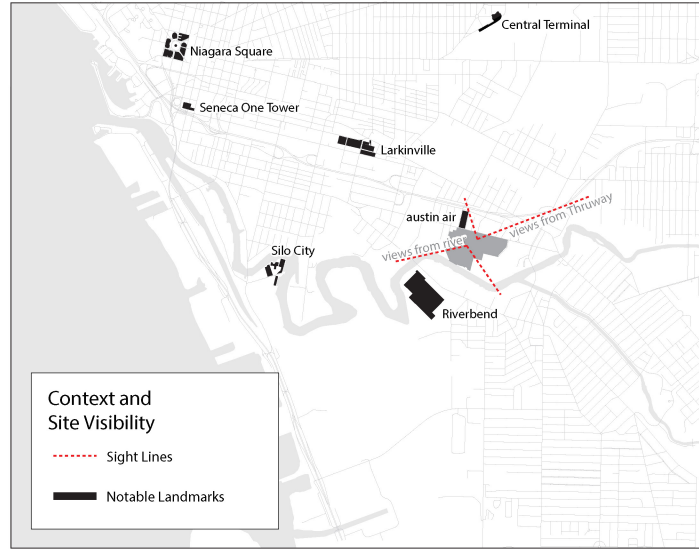
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Elk Street Commerce Park

Elk Street Commerce Park is a large-scale shovel-ready site offering over 50 acres of developable property in Buffalo, NY with convenient access to multiple major transportation networks and supported by excellent utility infrastructure.



Elk Street Commerce Park



Elk Street Commerce Park is one of Buffalo's largest and most visible new redevelopment sites, with amenities for a wide range of potential uses.

The Park is located just over 2.5 miles southeast of downtown Buffalo along NYS Thruway I-190, conveniently positioned between Smith Street and Seneca Street exits. Close proximity to the highway offers excellent visibility and exposure to thousands of drivers every day, in addition to quick and easy access to all points in the city and the region. Canada is a close drive via the Peace Bridge, just minutes to the north.

A thriving industrial and commercial district with several established industry clusters exists in nearby employment zones, with affordable residential neighborhoods in the area, offering convenient and accessible housing for employees.

The south of the Park is on a section of the Buffalo River that is regularly maintained and dredged as a navigable channel, which could be accessed directly through the ESCP service parcel.

Elk Street Commerce Park Details

Developable Land:	50 acres
Zoning:	D-IH (Heavy Industrial)
Special Incentives:	Brownfield Tax Credits: 20-24% Opportunity Zone
Highway Proximity:	0.25 Miles
Utilities:	Electric 5kV & 1000 kVA Water, Sanitary, Gas Gas 30-35 PSI

