

For Lease - Manufacturing Facility

300 Commerce Drive

Buffalo, New York



The Krog Group

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300 Commerce Drive Buffalo, New York

300 Commerce Drive is located in Lackawanna, New York, just south of the Buffalo Lakeside Commerce Park. In 2000 the manufacturing plant was built to produce medium density fiberboard from both green and waste wood. The property and building are as follows:

Property: 30 +/- acres zoned light industrial, completely fenced perimeter, and has New York State Empire Development Zone (EDZ) designation. Improvements on the property include two separate buildings, and a truck weigh station. An active rail system runs parallel to the north side on the property.

Utilities: All public utilities serve the site (sewer, water, electric and gas). The Property has 115,000 volts of primary power coming into the main transformer site.

Access: Close to major highways and international bridges. Plans prepared to extend railroad service onto site.

Building #1 - Main Manufacturing

- SF: 170,000 +/-
- Expansion Capable
- Power: 3500 AMP
- Clear Heights: 22' - 60'
- 90' Clear Span
- Floor Load: 6,000 PSI
- Bay Sizes: 100' x 540' +/-
- Abundant Parking
- 100% Wet Sprinkler System
- Dock Doors: 1
- Grade Doors: 10

Building #2 - Chip Storage

- SF: 83,000 +/-
- Expansion Capable
- Power: 3500 AMP
- Clear Heights: 24' - 26'
- 150' Clear Span
- Floor Load: Light Industrial
- Bay Sizes: Clear Span Building
- Abundant Parking
- 100% Dry Sprinkler System
- Dock Doors: 0
- Grade Doors: 3

Building #1:

First Floor:

Office space, 7 offices, conference room, large administration area, men's and women's locker room with showers, first aid room, large windowed lunch room and an outdoor patio.

Second Floor:

3,000 +/- SF, men's and woman's bathroom, conference room, laboratory space and command center space with large windowed area providing 180 degree view of manufacturing plant floor.



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Building #1 - 170,000 SF



Building #2 - 83,000 SF



Truck Weigh Station



Second Floor - Supervisor Offices



Building #1 - 100' x 550' Bay



Building #1 - Typical Office



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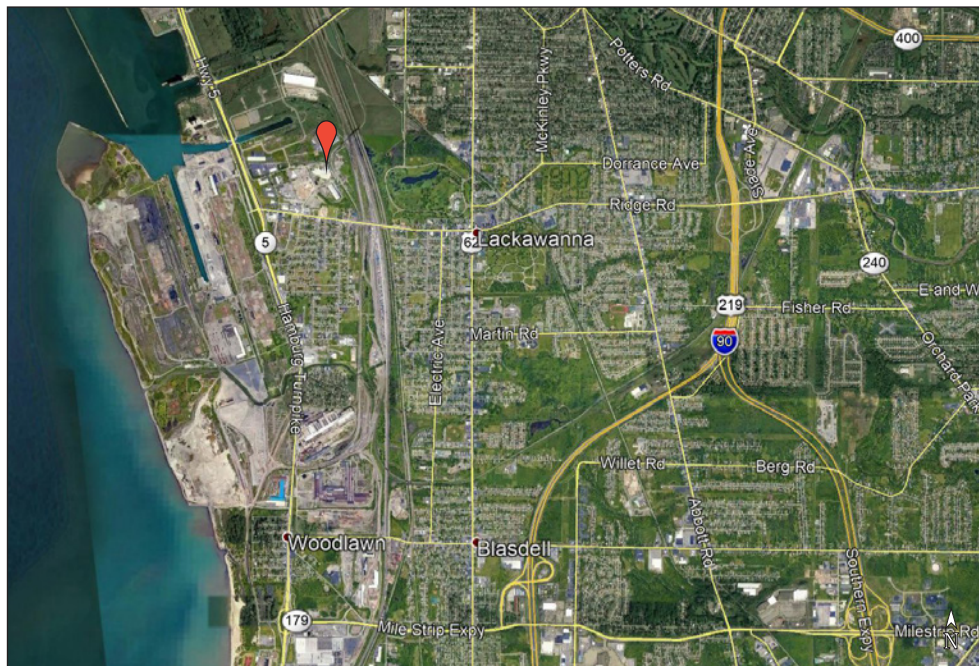
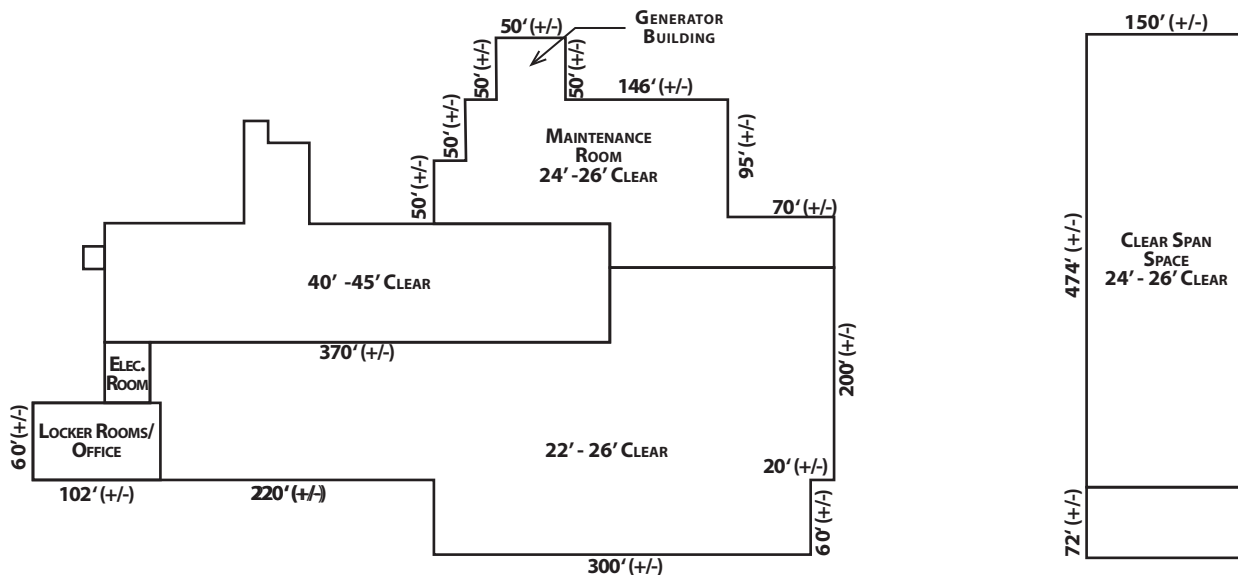
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Building #2 - Chip Storage +/- 83,000 SF



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