



Eastport Commerce Center Lancaster, New York



Location

Walden Avenue at Pavement Road, Lancaster, New York

Complex Description

Operations managers and site selectors looking to develop modern, light-industrial facilities appreciate the abundant shovel ready opportunities at Eastport Commerce Center. From custom high-bay warehouse centers to 'Big Box' distribution facilities and light manufacturing space, Eastport is a rare example of suburban real estate designed to accommodate expansive buildings ranging from 100,000 to 500,000 sf. Certified Shovel Ready through *Build Now-NY*, the park's network of broad roadways and complete utility infrastructure offers an immediate start for contemporary industrial development.

Located just four miles east of Transit Road in Lancaster, Eastport is served by rugged Walden Avenue, quickly circulating traffic to two nearby Thruway interchanges. Bordered by an established core of thriving warehouse and distribution facilities, the 120-acre site is central to an area fast becoming the focus of modern industrial development in Western New York. Minutes from a major intermodal rail terminal, Eastport's convenient location is also positioned to capitalize on planned interchange improvements to the New York State Thruway.

Amenities and Conveniences

- Certified Shovel Ready through *Build Now-NY*
- Utilities and roadway infrastructure in place
- 'Big Box' distribution, warehouse and light manufacturing
- Immediate access to major transportation arteries Routes 33, 1-290 and I-190
- Minutes from I-90 NYS Thruway entrances

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Site and Complex Data

Location Type	'Big Box', high bay industrial park
Floor Area at Buildout	1,500,000 sf
Complex Acreage	119.6
Undeveloped Acreage	119.6

Location Information

- Within .25 miles of Route 20
- Within 2 miles of I-90 NYS Thruway
- Within 1 mile of restaurants
- Within 1 mile of Post Office
- Within 4 miles of major retail facilities / hotels
- Within 5 miles of Buffalo Niagara International Airport
- Within 10 miles of downtown Buffalo
- On Metro Bus route

Eastport
Commerce Centre

