

# Alliance Drive, Lackawanna, N.Y.

*Brownfield and Opportunity Zone Parcel - Light Manufacturing, Warehousing/Distribution*



Located off NYS Route 5 just east of Renaissance Commerce Park, the nearly 7 acre parcel is perfect for *light manufacturing, warehousing and distribution operations.*

*Note: Property identifiers are for placement only. Not to scale.*

## CONTACT US FOR MORE INFORMATION:

- 716-827-6677 or [lackawannadevelopment@lackny.com](mailto:lackawannadevelopment@lackny.com)

## Parcel At a Glance

Acres Available	7 (approximate)
County/City	Erie County / City of Lackawanna, NY
Zoning	Commercial (Mixed Commercial Industrial)
Special Designation	City of Lackawanna Brownfield Opportunity Area Federal Opportunity Zone
Special Incentives	Potential for Brownfield Tax Credits

## Utilities

Natural Gas	National Fuel
Electric	National Grid
Sewer & Water	Erie County

## Travel



Alliance Drive is ~ 7-10 minutes by vehicle from:

- NYS Thruway I-90
- NYS Thruway I-190
- Downtown Buffalo
- Peace Bridge (entry to Canada)

