



2727 / 2745 Broadway Street

Cheektowaga, New York

Broadway Industrial Center

CHEEKTOWAGA, NEW YORK

The BROADWAY INDUSTRIAL CENTER is a Cheektowaga, New York complex currently comprised of two industrial buildings, 2727 & 2745 Broadway.

Building sizes are: 2727 Broadway – 24,100 +/- square feet
2745 Broadway – 31,400 +/- square feet

Both buildings feature individual entrances, dock and grade level access and abundant parking. Ceiling heights are available up to 18' clear.

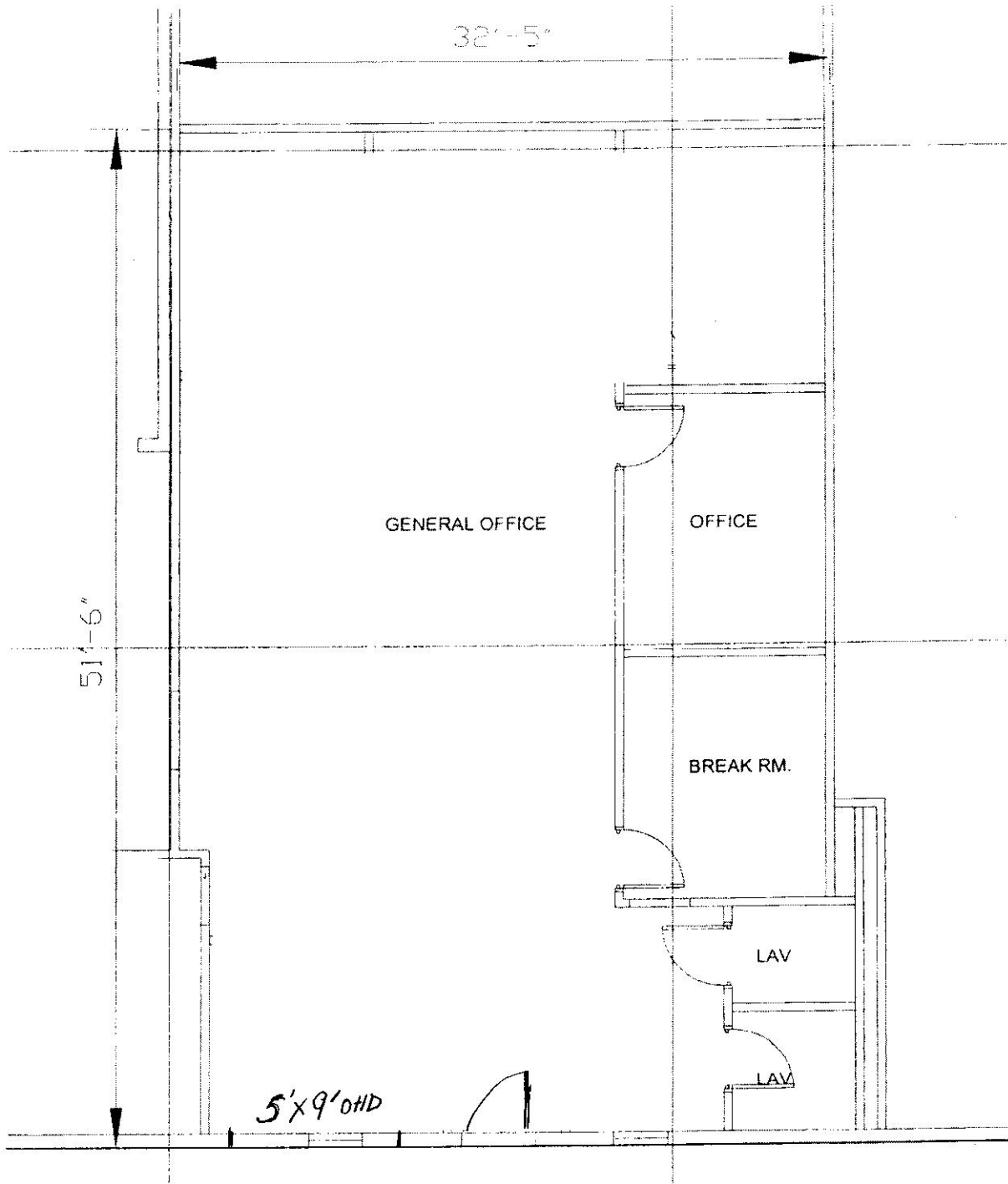
The BROADWAY INDUSTRIAL CENTER is within minutes of Buffalo Niagara International Airport and the City of Buffalo, and within one mile of the NYS Thruway, with easy access to all of Erie County and the region's major arterials.

This Site Features:

- Centralized location
- Outstanding transportation access
- Tax incentives passed through to tenants
 - Aggressive lease rates
 - High visibility location



Zaepfel Development Company
5505 Main Street, Suite A—Williamsville, New York 14221
P: 716-632-7230 F: 716-632-4947
www.zaepfel.com



2727 BROADWAY

Available Space: 1,665+/-sq.ft.
Office Space



Aerial View of Broadway Industrial Center

BROADWAY INDUSTRIAL CENTER AMENITIES

within 3 miles

RESTAURANTS

*Anchor Inn
Anderson's
Arby's Roast Beef
Babcia Deli
Banquets by Adams
Burger King
Charlie's Diner
Dairy Queen
Friendly's
Friendly Chinese Buffet
Fu Sing
Louie's Texas Red Hots
Mackie's Countryside Inn
Mandy's Café
McDonald's
Outback Steakhouse
Mighty Taco
Picasso's Pizza
Polish Villa
Nickel Creek Café
Roadhouse Grill
Roz's Pizzeria
Subway
The Cheesecake Factory
TGI Friday's
Tim Horton's
Torella's Chicken & Pizza
Union Family Restaurant
Yings Wings
Ziggy's Taco & Sub*

GENERAL SERVICES

*Borders Books & Music
Convenient Food Mart
Dave's Flower Shop
Dollar General
Graeber Jewelers
Flix Theatres
Hector's Hardware
Home Depot
K&B Dry Cleaners
KB Toy Store
Kmart
Linens 'N Things
Party City
Pet Supplies Plus
Reed's Jewelers
Starbucks
Target
Top's Markets
Total Tan
Travel Outlet
Walden Books
Walden Galleria Mall
Wal-Mart
Wegmans Food Markets*

HOTELS & MOTELS

*Four Points by Sheraton
Hampton Inn
Holiday Inn Express
Residence Inn
Transit Manor Motel*

HEALTH & BEAUTY

*Curves
Executive Cuts
Fantastic Sams
Ferrara's Hair Design
Fitness Factory
Gold's Gym
Jenae's Hair Designs
Rite Aid
The Buffalo Athletic Club
Vitamin Shoppe
Walgreens*

MEDICAL

*Lifetime Compliments
St. Joseph Hospital
Western New York Medical
Park*

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Continued...

SCHOOLS

Cheektowaga Sloan School District
Canisius College
Daemen College
SUNY Buffalo
Trocaire College
Villa Maria College

POSTAL SERVICE

DHL
Federal Express
United States Post Office
UPS

PLACES OF WORSHIP

First Presbyterian Church
Good Sheperd Temple
Hedstrom Memorial Baptist
Resurrection Life Fellowship
St. Phillip the Apostle Church
Union Road Community Church

TRANSPORTATION

NY State Thruway
NFTA Bus Routes 68

CHILD CARE

Apple Tree Child Care & Preschool
Children's Kastle
Doodle Bugs
Kinderkids Day Care

AIRPORTS

Buffalo-Niagara International Airport
Prior Aviation

AUTOMOTIVE

Able Auto Leasing
Basil Automotive
Gillogly Chevrolet
Kwik Fill
Midas
Mobil
Monro Muffler Break & Service
Transitowne Dodge

RECREATION

Broadway Driving Range
Chestnut Hill Country Club
Harlem Road Park
Sloan Village Park

BANKING & FINANCIAL

Bank of America
Citi Financial
Evans National Bank
Citizens Bank
First Niagara Bank
HSBC
Key Bank
M&T Bank
Securities America

APARTMENTS

Garden Village Apartments
Idylwoods Apartments
Losson Garden Apartments
Waterfalls Village

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ZAEPFEL DEVELOPMENT COMPANY

ZAEPFEL DEVELOPMENT CO., INC. is a Williamsville New York based design-build, general contracting, and development firm founded in 1974 by James Zaepfel. Today Jim, his son Gregory, and an experienced staff handle all aspects of the company's project portfolio. With over 30 years of experience, Zaepfel Development stands among the top five commercial real estate development firms in Western New York and has developed almost five million square feet of properties. Strong in design engineering, the company has assembled a quality construction, development, and property management team.

The company's project portfolio includes virtually every area of the market comprised of both new construction and renovation projects for the commercial, industrial, educational, and institutional sectors. Zaepfel Development's projects have extended into Rochester and Corning, New York and have been as distant as Alabama and Michigan. The company's tenant roster includes such nationally and internationally recognized names as Northrop Grumman Systems Corporation, AT&T, EDS, Bureau Veritas, Northwestern Mutual, Roswell Park Cancer Institute, Wilson Farms Corporation, and Airborne Freight/DHL. Major construction projects have included West Valley Nuclear, Wegman's Corporate Headquarters, Corning Glass Corporate Offices, K-Mart, and many other Western New York notables.

Over the past several decades, Zaepfel Development Co. has realized constant, steady growth and has firmly established its solid reputation. Zaepfel Development's Ingram Micro project, the most recent major expansion of Ingram Micro's Eastern Operations Headquarters; a 150,000 square foot award-winning building, was completed in 1998. The Ingram Micro office building was honored as **"Office Building of the Year"** by the Upstate Chapter of the National Association of Office and Industrial Properties and contributed to College Park's designation as **Office Park of the Year** for Year 2000 Mid-Atlantic Region Building Owner's and Manager's Association (BOMA).

Over the past several years the company has focused efforts on the development of two major projects, the tremendously successful 52-acre Northpointe Commerce Park and the almost 50-acre College Park Office Park, in addition to numerous free standing projects such as the retrofit of a Walden Avenue manufacturing property to a telecommunications switch station for AT&T.

Soundly managed and well capitalized, the firm maintains a high bonding capacity. Zaepfel Development's reputation, experience, and strength have allowed the firm to successfully undertake some of the most respected clients and important construction projects in the area.

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