



*2226 Union Road*

**West Seneca, New York**



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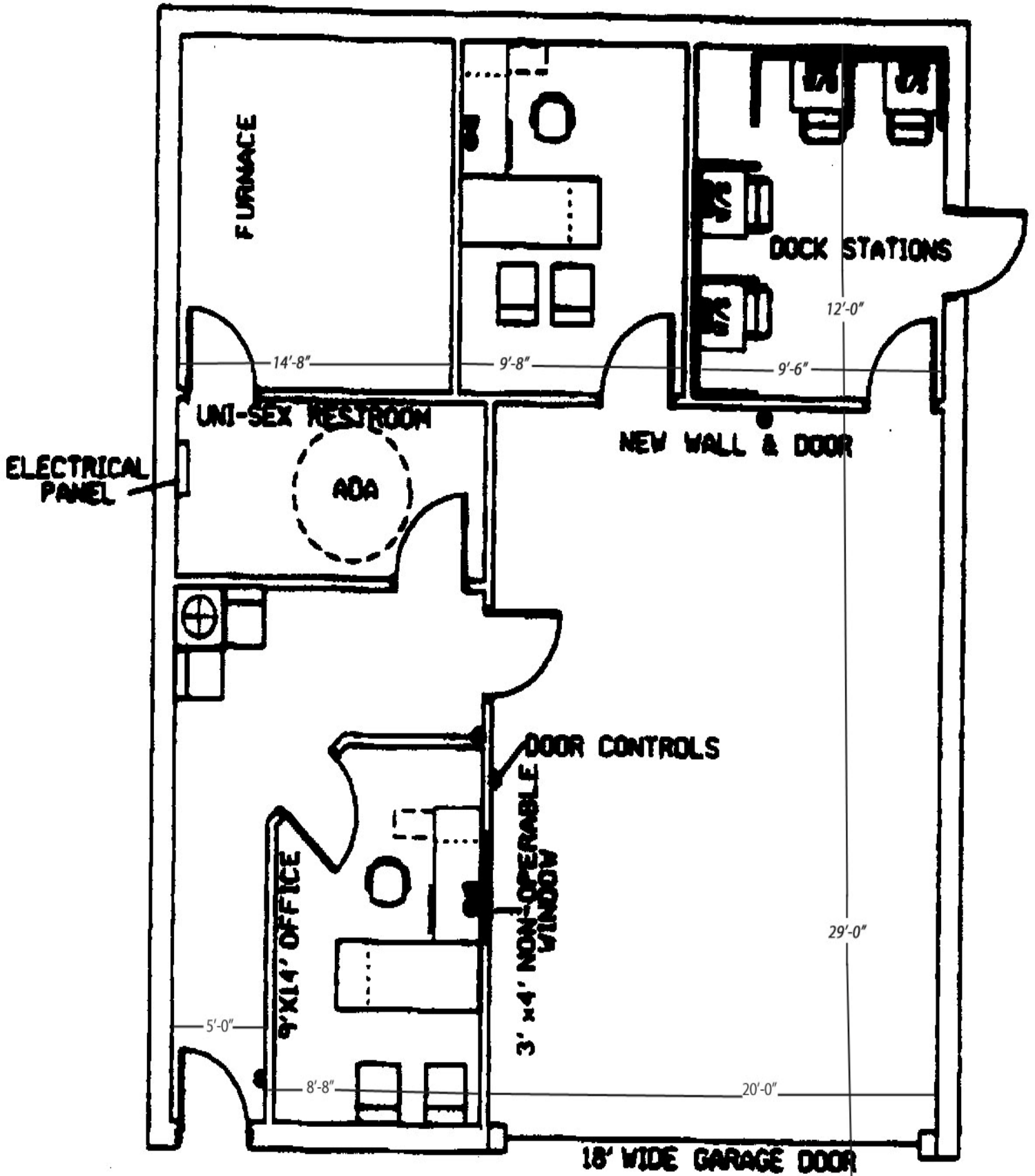
2226 Union Road in Cheektowaga is a 1,512+/- square foot building with 580+/- square feet of Garage type space and 932+/- square feet of office space. It's a single tenant building with high visibility from Union Road. Just a short distance to the NYS thruway, Buffalo Niagara International Airport, and other major travel routes; this building has excellent location.

### ***Site Features...***

- High visibility on Union Road
  - Ample parking area
- Grade level door with 18' clear
- Proximity to major travel routes
  - Aggressive lease rates

**Call 716-632-7230**

**Zaepfel Development Company**  
5505 Main Street, Suite A—Williamsville, New York 14221  
P: 716.632.7230—F:716.632.4947  
[www.zaepfel.com](http://www.zaepfel.com)

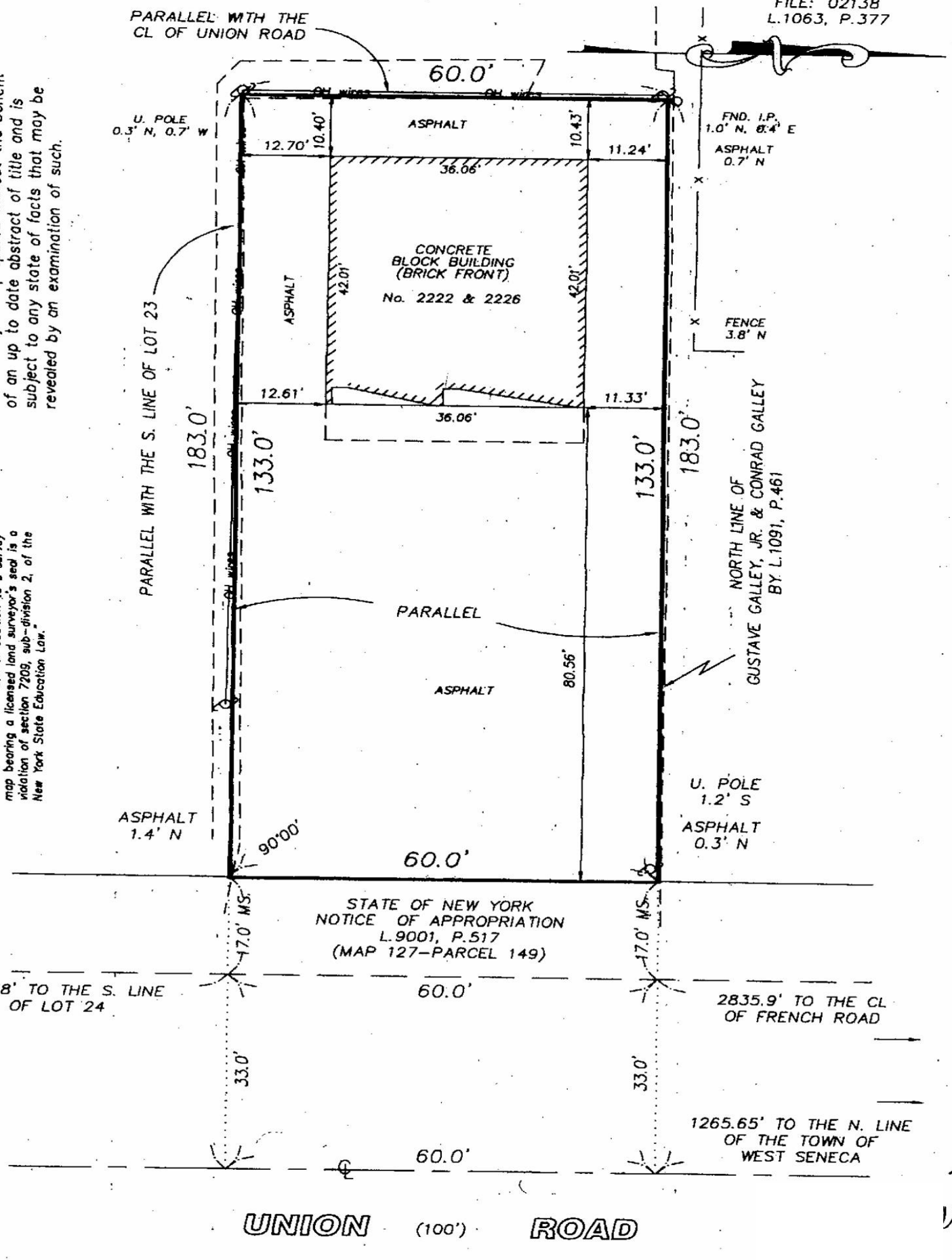


Current Floor Plan

PARALLEL WITH THE CL OF UNION ROAD

NOTE:  
This survey was prepared without the benefit of an up to date abstract of title and is subject to any state of facts that may be revealed by an examination of such.

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law."



Site and Survey of 2226 Union Road

## **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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