



ZAEPFEL

4885 River Road

TONAWANDA, NEW YORK

Zaepfel Development Company
5505 Main Street, Williamsville, NY 14221
716.632.7230 phone 716.632.4947 fax
www.zaepfel.com

4885 RIVER ROAD

4885 River Road is an 11,000± square foot truck terminal facility located in Tonawanda, NY. The large site is 4.68 acres, which can be utilized for additional expansion space to the existing building or for adding a separate building on the site.

This site also offers easy access to international bridge crossing into Canada.

The building features include 6,000± square foot dock area with 26 overhead doors. Ceiling height at the lowest point is 11'5" and at the high point is 13'5"; bottom of steel beam is 9'5". The shop area is 1,500± square feet with one large grade overhead door. The ceiling height is 18'0" clear. The main office area is 1,758± square feet and overlooks the dock area. There is also a finished basement of 1,742± square feet that can be used for offices, conference, training rooms, lunchroom, etc.

Additional features include:

- *Centralized location*
- *Outstanding transportation access*
 - *Aggressive lease rates*
 - *High visibility location*
 - *Abundant free parking*
- *Existing Communication Tower*
 - *Generator*
- *Natural Gas Conversion Available*
- *Possible Empire Zone Status*

Utilities:

Niagara Mohawk – Electric (400 AMP Service)

Town of Tonawanda – Water

Town of Tonawanda – Sewer

National Fuel – Gas

Propane



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4885 RIVER ROAD AMENITIES

within 3 miles

RESTAURANTS

A Touch of Italy
Applebee's
Arby's
Asian Buffet
Brennan's
Brick Oven Pizzeria
Burger King
Dairy Queen
Disfunction Junction
Flying Turtle's Bar & Grill
GC Grille
Hamilton's Restaurant
Islander Restaurant
Isle View Riverwalk Café
John's Pizza & Subs
Louie's Hot Dogs
McDonald's
Mighty Taco
Mississippi Muds
Old Man River
Picasso's Pizza Express
Quizno's
River Grill
River Oaks Club House
Shores Waterfront Restaurant
& Marina
Starbucks
Subway
TC Wheeler's
Tim Horton's
Turner's Port of Call
Warren's Restaurant
Wendy's

GENERAL SERVICES

AAA Travel
Book Corner
Boulevard Mall
Convenient Food
Corey Casino Travel
Craig's Jewelry Store
Dollar General
84 Lumber Co.
Food Plus Market
Gino's Imported Foods
Java Shop
Office Depot
Party City
Island Tanning
Island True Value Hardware
Lorbeer's Flower Shop
Regal Cinemas
Tan Lines Extreme
Tender Touch Pet Grooming
The Rose Liquor Store
Tonawanda Wine & Liquor
Top's Friendly Market
Valu Home Center
Vincent's Dry Cleaners

HOTELS & MOTELS

Dockside Inn
Grand Suites Motels
Holiday Inn
Microtel
Super 8

HEALTH & BEAUTY

American Body Building
Curves
Fantastic Sam's
Fitness Factory
Hairtage Salon
Nutrition Warehouse
Peggy Lynn's Hair Design
Vitamin City
YMCA

MEDICAL

Catholic Health System
Degraff Memorial Hospital
Kenmore Mercy Hospital
Ken-Ton Family Care
United Memorial Health Center

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4885 RIVER ROAD AMENITIES

SCHOOLS

*Erie 1 Boces Ken-Ton Center
Hands On Technical Training
Center
Tonawanda City Public
Schools*

POSTAL SERVICE

*United States Post Office
UPS
Federal Express
Airborne Express/ DHL*

PLACES OF WORSHIP

*Bible Presbyterian Church
Korean Church of Buffalo
Salem United Church of
Christ
St. Stephen's RC Church
St. Timothy Lutheran Church
Temple Beth El
Tonawanda United Methodist
Church
Whitehaven Road Baptist*

CHILD CARE

*Just for Kids
Stay to Play
Tonawanda Kidsabilities Fun
Center
Wood's Creek Child Care
Center*

TRANSPORTATION

*NY State Thruway
NFTA Bus Route 79, 40*

AIRPORTS

*Buffalo-Niagara International
Airport
Prior Aviation*

AUTOMOTIVE

*Fuccillo Auto Group
Jim Doyle Ford
John's Towing & Storage
Keyser Buick
Kwik Fill
Ross Service Station
Sunoco
Ultratone Collision*

BANKING & FINANCIAL

*Citizen's Bank
Contour Financial Planning
First Niagara Bank
Greater Buffalo Savings Bank
HSBC
Key Bank
Ken-Ton Federal Credit Un-
ion
M&T Bank*

RECREATION

*Beaver Island Golf Club
Beaver Island State Park
Brighton Golf Driving Range
Island Fun Center
Martin's Fantasy Island
Niawanda/Isle View Park
River Oaks Golf Club*

APARTMENTS

*Erie Heights Apartments
Island View Apartments
Tonawanda Towers
Woodgate Apartments*

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Aerial View of 4885 River Road

ZAEPFEL DEVELOPMENT COMPANY

ZAEPFEL DEVELOPMENT CO., INC., is a Williamsville based design-build, general contracting, and development firm founded in 1974 by Jim Zaepfel. Today Jim, his son Greg, 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 5-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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