



80 Lawrence Bell Drive

WILLIAMSVILLE, NEW YORK

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

80 LAWRENCE BELL DRIVE

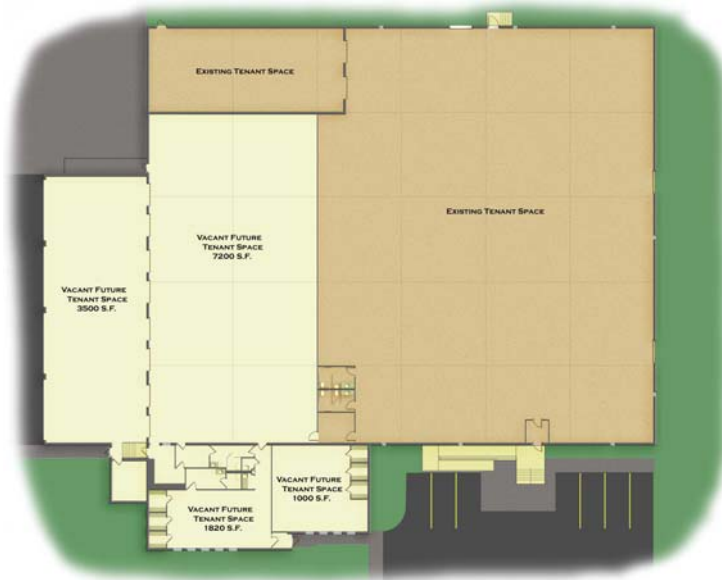
Located in the Wehrle International Business Park in Amherst, New York, 80 Lawrence Bell Drive is a 34,000 sq. ft. building with 3,000 sq. ft. of office area and 31,000 sq. ft. of warehouse. The park is zoned R & D and the building is situated on 2.5± acres.

The building provides:

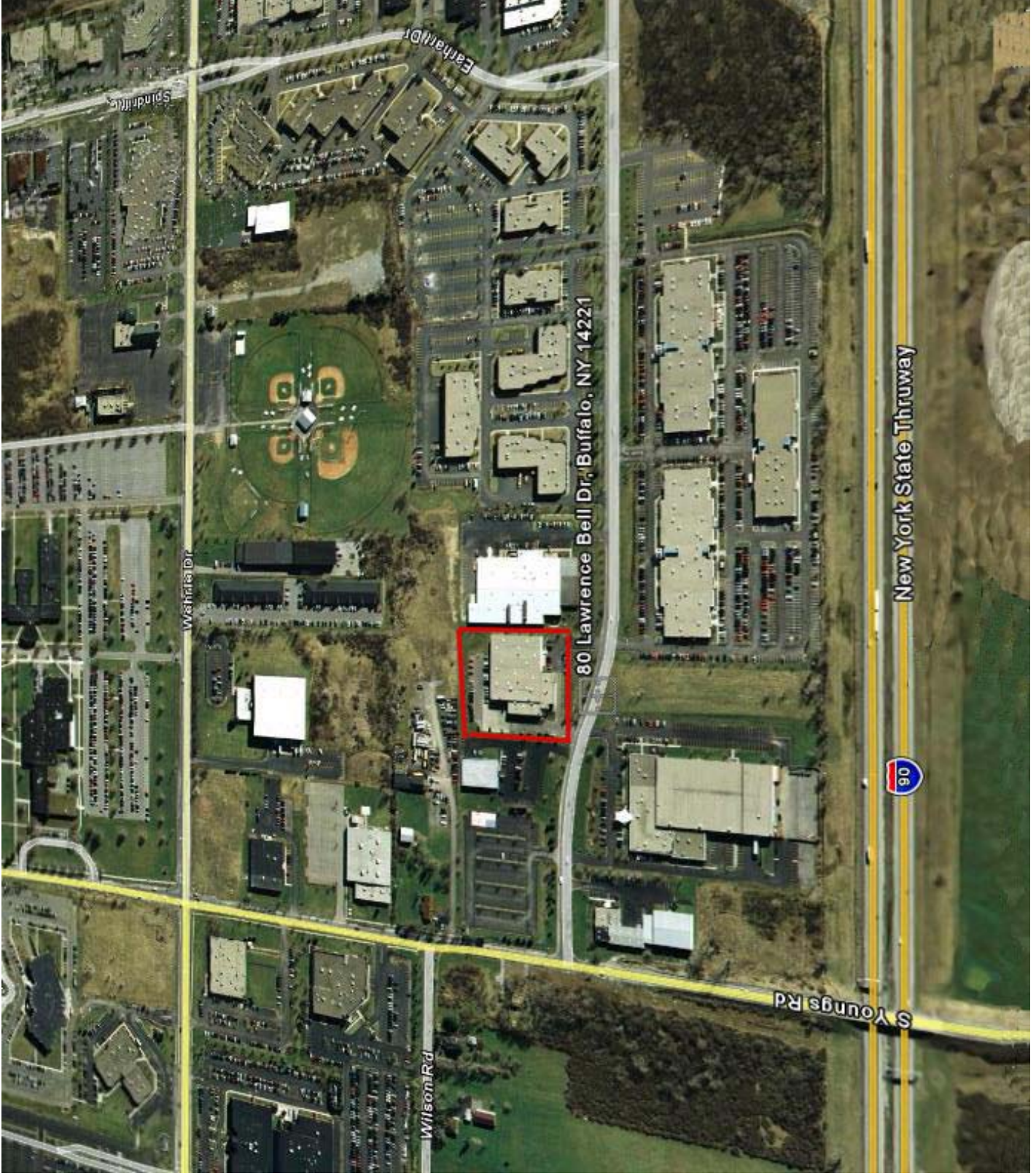
- 2 fully enclosed interior truck docks
 - 20' ceiling heights
 - 400 AMP 3 phase power
 - Fully sprinklered
 - FDA Approved

This location offers:

- Convenient, highly accessible location
- Excellent proximity to major travel routes and transportation centers, 2 miles to Buffalo Niagara International Airport entrance and 2 miles to NYS Thruway entrance
 - AGGRESSIVE LEASE RATES
 - Plentiful parking
 - Flex-space design and expansion capability
 - Safe and secure environment
- “State of the Art Technology” telecommunications availability



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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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