

ZAEPPFEL



8115 Wattsburg Road

ERIE, PENNSYLVANIA



8115 WATTSBURG ROAD

ERIE, PENNSYLVANIA

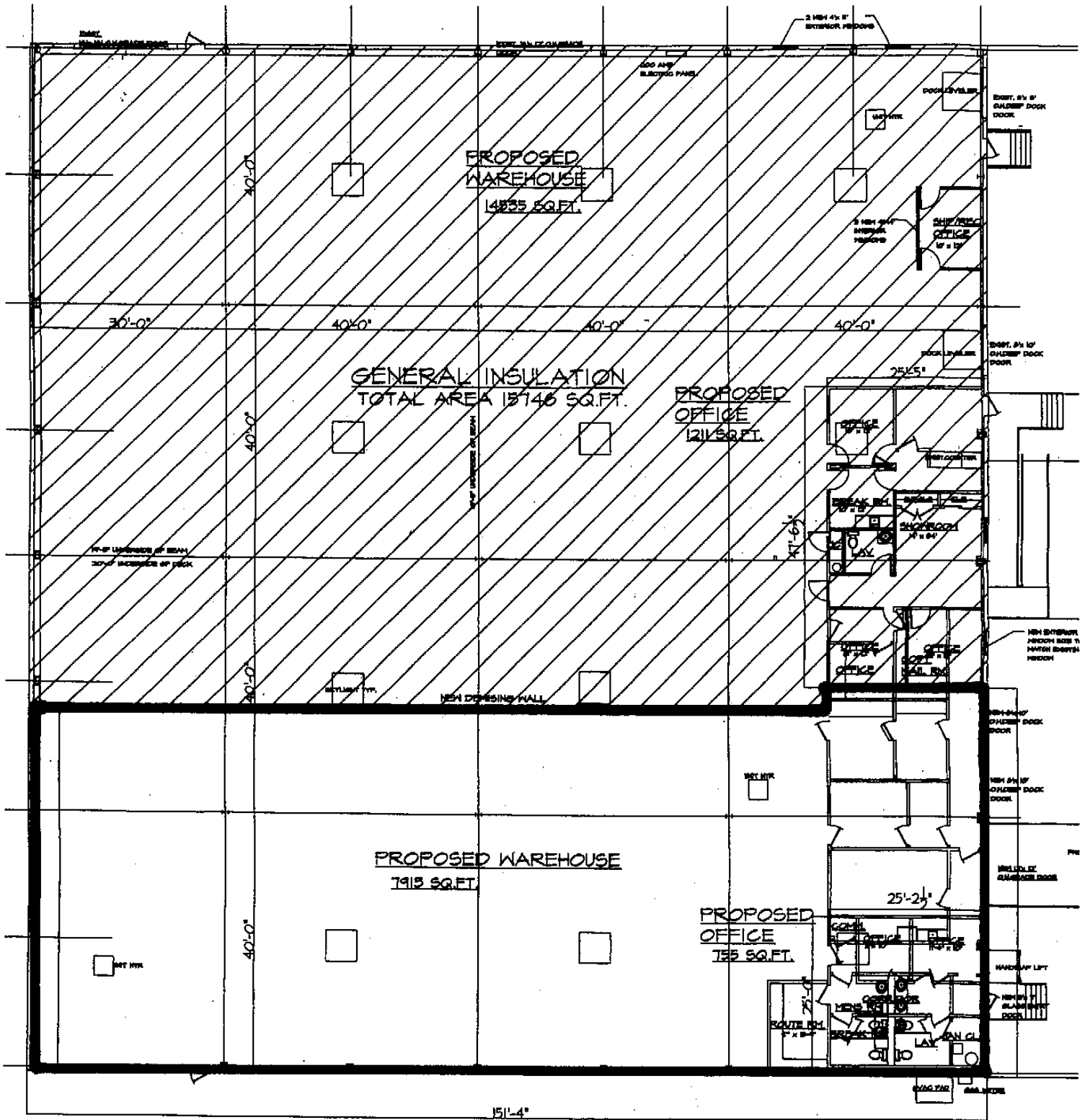
Located in Erie, Pennsylvania, 8115 Wattsburg Road is a 24,414+/- square foot building. With 21,660 +/- square feet of warehouse space and 2,754+/- square feet of office space this facility has two grade level doors and two dock doors. This building is just minutes from the NY Interstate 90 providing great travel access.

Site Features...

- Two 10' x 12' overhead grade doors
- Two 8' x 9' overhead deep dock doors
- Proximity to major travel routes and commercial centers
 - Stand alone building
 - Expansion capabilities
 - Aggressive lease rates
 - Environmentally clean
 - Plentiful parking

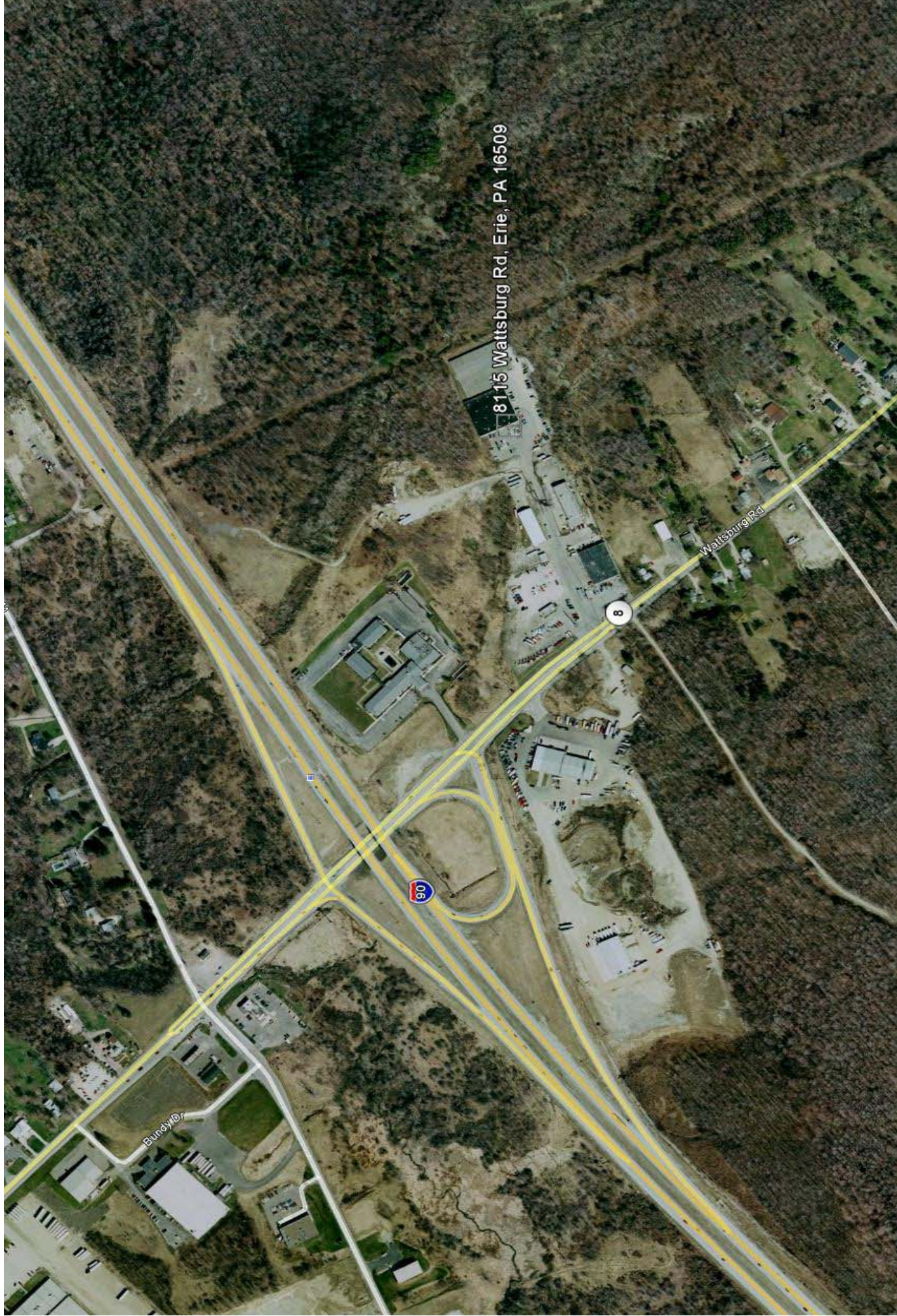
Call 716-632-7230

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

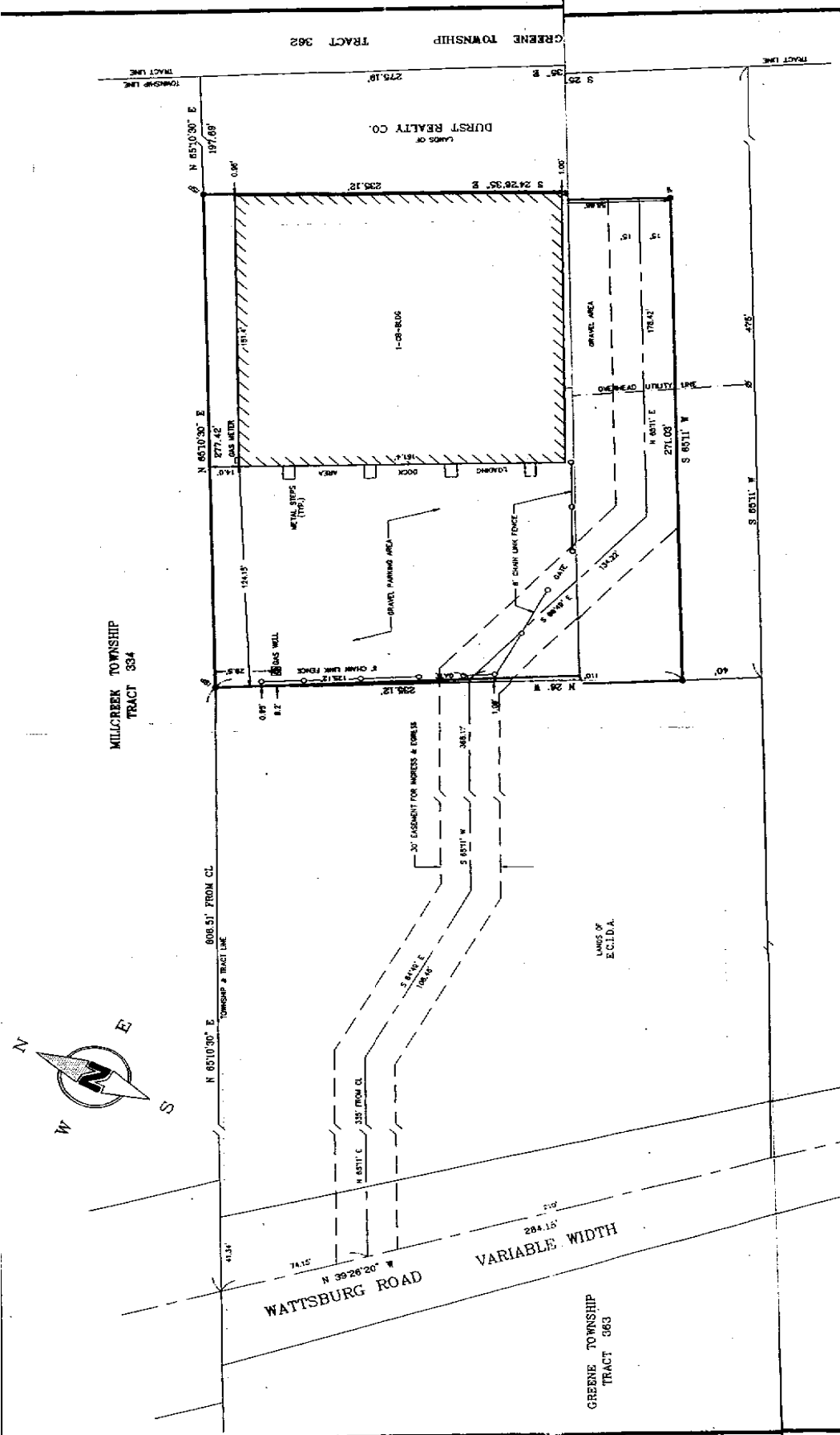


8115 WATTSBURG ROAD
 ERIE PENNSYLVANIA

Floor Plan



Aerial View of 8115 Wattsburg Road



BUILDING LOCATION SURVEY

ZAEFEL DEVELOPMENT

TRACT 363
GREENE TOWNSHIP
ERIE COUNTY
PENNSYLVANIA

DATE: JULY 8, 1996	SCALE: 1" = 40'	DRAWN BY: G.J.P.	P.E. NO. 308	P.C. 40
DAVID JAMES LAIRD			S.E. NO. 1588B	
ASSOCIATES				
SURVEYING ENGINEERING (P.A.) 458-0330			DRAWING NUMBER	
1557 West 26th Street			25-2-6-1.01	
Erie, Pennsylvania 16508			DRAWING NAME: 1588B.DWG	

I, DAVID JAMES LAIRD, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF PENNSYLVANIA, DO HEREBY STATE TO BUFFALO PYRAMID BRICKWORKS, INC. AND ZAEFEL DEVELOPMENT, INC. THAT THIS PLAN REPRESENTS A TRUE AND CORRECT PLAN OF THE SURVEY MADE BY ME OR UNDER MY SUPERVISION.

David J. Laird
DAVID JAMES LAIRD, P.L.S., REG. NO. 6283-E

DATE: JULY 8, 1996

THIS CERTIFICATE IS LIMITED TO THE INDIVIDUALS NAMED HEREON AND IS NOT VALID UNLESS SIGNED IN RED INK AND EMBOSSED WITH THE SURVEYORS SEAL. IF NOT THIS CERTIFICATION SHALL BE ASSIGNED TO CERTAIN FRAUDULENT AND ERRONEOUS INFORMATION.

- SP - IRON SURVEY POINT
- RP - IRON PIN
- RP - IRON PIN
- RP - IRON PIN
- RP - IRON PIN

Site Plan/Survey

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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