



Ludwig Commerce Center

WILLIAMSVILLE, NEW YORK

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

LUDWIG COMMERCE CENTER

LUDWIG COMMERCE CENTER, located in Cheektowaga, NY, is a 26,000 sq. ft. manufacturing/ warehouse/distribution facility on 2.7 acres, adjacent to and fronting the NYS Thruway. All tenant spaces include individual entrances, recessed, and grade level docks. The facility is centrally located immediately south of Broadway, minutes from the city of Buffalo and within easy access to all of Erie County.

Site Features

- *Visible from Interstate 90 – NYS Thruway*
- *Tax incentives through the Erie County IDA*
- *Economic development incentives from NYSEG*
- *Proximity to major travel routes and commercial centers*
- *Less than 5 miles to Greater Buffalo International Airport*
 - *Plentiful parking*
 - *Aggressive lease rates*



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Amenities within 3 miles

RESTAURANTS

Apple's Deli
Applebee's
Banquets by Adams Ltd.
Charlie's Diner
Dairy Queen
Denny's
Domino's Pizza
Easy Z Wok
Friendly's
Fuddrucker's
IHOP
Olive Garden
Marathon Restaurant
Majestic Pizza
McDonald's
Polish Villa
Ruby Tuesday's
Smokey Bone's BBQ Grill
Subway
TGI Friday's
The Cheesecake Factory
Tim Horton's
Torella's Chicken & Pizza
Ziggy's Taco & Sub

GENERAL SERVICES

All Ways Travel
Blockbuster
Borders Books & Music
Buffalo Drive-In Theatre
Dave's Flower Shop
Cingular Wireless
Flix Theatres
Home Depot
Jack Astor's
Kay Jewlers
Lowe's
Masterpiece Dry Cleaners
Movieland 8 Theatres
Sprint
Starbucks
Target
Total Tan
Top's Supermarkets
Verizon Wireless
Walden Galleria Mall
Wal-Mart
Wegman's Grocery Store

HOTELS & MOTELS

Comfort Inn
Four Points by Sheraton
Hampton Inn
Homewood Suites
Holiday Inn Express
Residence Inn

HEALTH & BEAUTY

Curves
CVS Pharmacy
Eckerd
Gold's Gym
Haircuts Plus Inc.
Mastercuts
Regis Salon
Tranquility Hair, Nail & Day Spa
Walgreens
Yoga Sanctuary Center
YMCA

MEDICAL

Aspen Dental Associates
Buffalo Ambulatory Surgery Center
Lifetime Compliments
St. Joseph Hospital

Amenities within 3 miles

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

*Gethsemane Full Gospel Church
Good Sheperd Temple
Hedstrom Memorial Baptist Church
Living Water Fellowship
St. Josaphat's RC Church
St. Patrick's Epispcal*

TRANSPORTATION

*NY State Thruway
NFTA Bus Routes 68*

CHILD CARE

*Airport Child Care Center
Creative Play Learning Center
Doodle Bugs
Little Angels Day Care*

AUTOMOTIVE

*AJ's Auto Sales
Basil Ford
Delta Sonic
Don's Auto Body
Goodyear Auto Service
Jim Murphy Pontiac-GMC*

AIRPORTS

*Buffalo-Niagara International Airport
Prior Aviation*

BANKING & FINANCIAL

*Bank of America
Citibank
Citizen's Bank
Gianni Financial Services
HSBC
Key Bank
M&T Bank
Northwest Savings Bank
Reliance Financial Group*

RECREATION

*Broadway Driving Range
Chestnut Hill Country Club
Classic Cue Billards & Cafe
Fast Eddie's Speedway
Sloan Village Park
Stachowski Park
Tiffi Nature Preserve*

APARTMENTS

*Convent Apartments
Garden Village Apartments
Losson Garden Apartments*

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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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