



# **American Business Center**

**WEST SENECA, NEW YORK**

**Zaepfel Development Company**  
5505 Main Street, Williamsville, NY 14221  
716.632.7230 phone      716.632.4947 fax  
[www.zaepfel.com](http://www.zaepfel.com)

## **AMERICAN BUSINESS CENTER WEST SENECA, NEW YORK**

Located within the North American Center in West Seneca, New York, the American Business Center project currently consists of two buildings on 5 acres. 2600 North America Drive is the Phase I building, a 24,000 sq. ft. light industrial/warehouse/distribution facility, and 2400 North America Drive, the Phase II building, is 26,000 sq. ft. providing the same type of usage.

The project is located within 1 mile of the Route 400 Expressway, approximately 6 miles from the City of Buffalo, and geographically central within Erie County.

- *Recessed and grade level dock available for each tenant*
  - *Tax incentives through the Erie County IDA*
- *Hands-on access to additional incentives for start-up and expanding businesses*
  - *Proximity to major travel routes and commercial centers*
  - *7 miles distance to Greater Buffalo International Airport*
    - *Expansion capabilities*
    - *Plentiful parking*
    - *Aggressive lease rates*
    - *Environmentally clean*
    - *Fiber optics in place*

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## **AMERICAN BUSINESS CENTER AMENITIES**

within 3 miles

### **RESTAURANTS**

*Anderson's*  
*Arby's Roast Beef*  
*Bellaggio Banquet Facility*  
*Bravo Café & Catering*  
*Bristol Manor*  
*Burger King*  
*China One Buffet*  
*Dairy Queen*  
*Denny's*  
*Flattery's*  
*Gardenview Restaurant*  
*Just Pizza*  
*KFC*  
*LT's Old Time Subs*  
*Mackie's Countryside Inn*  
*Mandy's Café*  
*Mazzariello's Restaurant and Bar*  
*McDonald's*  
*Metzger's Pub*  
*Mighty Taco*  
*Outback Steakhouse*  
*Page's Grill & Bar*  
*Picasso's Pizzeria*  
*Ramona's Pizzeria*  
*Roadhouse Grill*  
*Ted's Hotdogs*  
*Tim Hortons*  
*TKS Pizza, Wings & Pasta*  
*Subway*  
*Yings Wings*

### **GENERAL SERVICE**

*AAA Travel*  
*Bed Bath & Beyond*  
*Big Lots Furniture*  
*Blockbuster Video*  
*Border's Books & Music*  
*Caroline's Fashion Web*  
*Centerview Liquor*  
*Convenient Food Mart*  
*Country Florists*  
*Dollar General*  
*Home Depot*  
*K&B Dry Cleaners*  
*Feel-Rite Natural Food*  
*Pet Supplies Plus*  
*Shoppe*  
*Gordon's Jewlers*  
*Kmart*  
*Office Depot*  
*Quick Check Food Mart*  
*Starbucks*  
*Tanning Bed*  
*Target*  
*Top's Markets*  
*Total Tan*  
*Walden Galleria Mall*  
*Wal-Mart*  
*Wegman's Grocery Store*

### **HOTELS & MOTELS**

*Hampton Inn*  
*Holiday Inn Express*  
*Four Points Sheraton*  
*Orchard Park Inn*

### **HEALTH & BEAUTY**

*Buffalo Athletic Club*  
*CVS*  
*Curves*  
*Eckerd*  
*Executive Cuts*  
*Fitness Factory*  
*Gold's Gym*  
*Leto's Hair Studio*  
*Paraclete Hair Studio*  
*Rite Aid*  
*Shears Unisex Studio*  
*Upstate Pharmacy*  
*Vitamin Shoppe*

### **MEDICAL**

*Buffalo Cardiology & Pulmonary*  
*Buffalo Therapy Services*  
*Kenmore Mercy Hospital*  
*Lifetime Medical Health Group*  
*Prism Health Networks*

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## AMERICAN BUSINESS CENTER AMENITIES

continued...

### SCHOOLS

*Erie Community College –  
South Campus  
West Seneca Central School  
District*

### POSTAL SERVICE

*DHL  
Federal Express  
United States Post Office  
UPS*

### PLACES OF WORSHIP

*First Presbyterian Church  
French Road Baptist  
Church  
Good Shepherd Temple  
St. Catherine of Siena RC  
Church  
St. John's Evangelical Lu-  
theran Church  
Seneca Community Free  
Methodist Church*

### CHILD CARE

*Kinderkids Day Care Cen-  
ter  
Care A Lot Child Care Cen-  
ter  
Doodle Bugs  
EduKids Inc.*

### TRANSPORTATION

*NY State Thruway  
NFTA Bus Route 75*

### AUTOMOTIVE

*Delacy Ford  
Fast Auto Glass  
Gillogly Chevrolet Central  
Midas Auto Service  
Transitowne Dodge*

### AIRPORTS

*Buffalo-Niagara Interna-  
tional Airport*

### BANKING & FINANCIAL

*Bank of America  
Citibank  
Citizens Bank  
Evans National Bank  
First Niagara Bank  
Greater Buffalo Savings  
Bank  
HSBC Bank  
Issac Financial Services  
Key Bank  
M&T Bank  
Nexstar Holding Corp.*

### APARTMENTS

*Oakridge Apartments  
Hidden Village Apartments  
Garden Village Apartments*

### RECREATION

*Cazenovia Park Golf  
Course  
Harlem Road Park  
Hideaway Golf Range  
Flix Theatres  
Southtowns Tennis Center  
Stachowski Park  
WNY Center for Golf*

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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. Zaepfel Development stands among the top five commercial real estate development firms in Western New York with almost 5 million square feet of developed 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 a 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.

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