



# **Ransier Commerce 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)

## **RANSIER COMMERCE CENTER WEST SENECA, NEW YORK**

Located in West Seneca, New York, the RANSIER COMMERCE CENTER project consists of 33,000 sq. ft. light industrial / warehouse / distribution facility on 5 acres. The project is located within one mile of the Route 400 Expressway, within 6 miles of the city of Buffalo and geographically central within Erie County.

### *Site Features...*

- *Recessed and grade level dock available for each tenant*
- *Additional incentives for start-up and expanding businesses*
- *Proximity to major travel routes and commercial centers*
- *7-miles distance to Buffalo Niagara International Airport*
  - *Expansion capabilities*
  - *Plentiful parking*
  - *Aggressive lease rates*
  - *Environmentally clean*
  - *Fiber optics in place*



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

## **RANSIER COMMERCE CENTER AMENITIES**

within 3 miles

### **RESTAURANTS**

*Arby's Roast Beef  
Charlie's Diner  
China One Buffet  
Christie's Restaurant  
Dairy Queen  
Deer Head Inn  
Denny's  
Frontier Catering  
KFC  
Outback Steakhouse  
LT's Old Time Subs  
Mandy's Café  
McDonald's  
Mighty Taco  
Picasso's Pizza  
Ramona's Pizza  
Subway  
Union Family Restaurant  
TKS Pizza  
Wendy's*

### **GENERAL SERVICES**

*Big Lots  
Centerview Liquor  
Convenient Food Mart  
Dollar General  
Home Depot  
Feel-Rite Natural Food Shoppe  
Flix Theatres  
K&B Dry Cleaners  
Kmart  
Lowe's  
Office Max  
Pet Supplies Plus  
Reeds Jewelers  
Regal Cinemas  
Southgate Plaza  
Tanning Bed  
Target  
Top's Friendly Market  
Total Tan  
Walden Galleria Mall  
Wal-Mart  
Wegman's Food Pharmacy  
William's Florist & Gift*

### **HOTELS & MOTELS**

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

### **HEALTH & BEAUTY**

*Bally Total Fitness  
Curves  
Eckerd  
Fitness Factory  
Gold's Gym  
Leto's Hair Studio  
Prism Health Fitness  
Rite Aid  
Shear's Unisex Studio  
The Buffalo Athletic Club  
Vitamin Shoppe*

### **MEDICAL**

*Kenmore Mercy Hospital  
Western New York Medical Center  
Lakeview Clinic  
Prism Health Networks*

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

## RANSIER COMMERCE CENTER AMENITIES

continued...

### **SCHOOLS**

*Houghton College  
Trocaire College  
West Seneca Central School  
District*

### **POSTAL SERVICE**

*DHL  
Federal Express  
United States Post Office  
UPS*

### **PLACES OF WORSHIP**

*Covenant United  
Good Sheperd Temple  
Methodist Church  
First Presbyterian Church  
Springbook Bible Chapel  
St. John's Evangelical Lutheran  
Queen of Heaven Catholic  
Church  
Resurrection Life Fellowship*

### **CHILD CARE**

*Apple Tree Child Care and Pre-  
school  
Doodle Bugs  
Edukids  
Kinderkids Day Care*

### **TRANSPORTATION**

*NY State Thruway  
NFTA Bus Route 75*

### **AUTOMOTIVE**

*Cheektowaga Collision  
Delacy Ford  
Fast Auto Glass  
Gillogly Chevrolet  
Midas Auto Service  
Ray Laks Honda*

### **AIRPORTS**

*Buffalo-Niagara International  
Airport  
Prior Aviation*

### **BANKING & FINANCIAL**

*Bank of America  
Citibank  
Citizen's Bank  
Evans National Bank  
First Niagara Bank  
HSBC  
Isaac Financial Services  
Key Bank  
M&T Bank  
Primerica Financial Services*

### **APARTMENTS**

*Birchwood Square Apartments  
Hidden Village Apartments  
Oakridge Apartments*

### **RECREATION**

*Cazenovia Park Golf Course  
Harlem Road Park  
Hideaway Golf Range  
Orchard Park Country Club  
Stachowski Park*

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



**Aerial View of Ransier Commerce Center**

## **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.

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