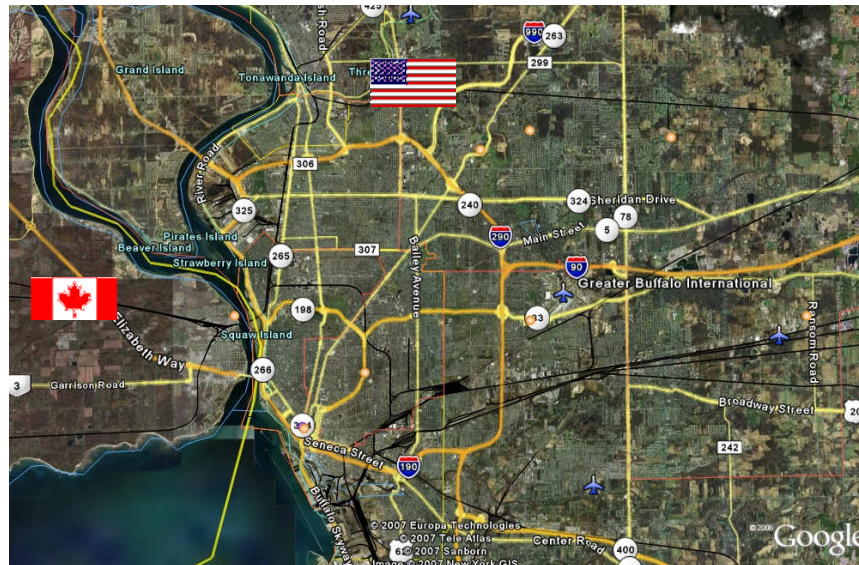


## About The Region . . .

Today, the hallmark of the Buffalo Niagara region remains its strategic location, at once a center, gateway, and frontier. At its core stands Niagara Falls—the "thundering wonder" that provides a unity of interest and, in many respects, an external identity to the region's 2.5 million residents. Within a 500-mile radius of the Falls reside 55% of the United States and 62% of the Canadian population, including many of the two nations' major metropolitan areas, among them Toronto, New York City, Montreal, Boston, Detroit, Ottawa, Cleveland and Pittsburgh. Goods and services, tourists and residents travel daily throughout the bi-national region, connected by an extensive transportation system of highways, watercourses, air routes and rail lines.



Trails still lead to Buffalo Niagara "from all points of the compass," connecting the region to people and places around the globe. Not surprisingly, the region is home to a rich and increasingly diverse mix of racial and ethnic groups, from the descendants of the region's original North American Indian inhabitants to the most recent newcomers from Southeast Asia, Central America, Eastern Europe, sub-Saharan Africa, and all other regions of the world. Despite this diversity, and its richly varied terrain and walks of life, the Buffalo Niagara region is bound together by a common history, economy, and environment and a shared responsibility for regional well-being.



Home to over two million people, Buffalo Niagara boasts a highly productive workforce of more than 750,000. Every year 20,000 graduates

available for entry level work can be found at the region's 30 colleges and universities, where more than 100,000 students are enrolled.

### **A Center for International Business**

Buffalo Niagara lies in the center of a key international market. Unlike any other region in the world, Buffalo Niagara is home to five international bridges, facilitating \$81 billion in annual trade between Canada and the United States. That's 31 percent of the total trade conducted between the world's two largest trading partners.

More than nine million people live within 125 miles/200 kilometers of the international border between Buffalo, NY and Fort Erie, Ontario. Being at the center of this international market gives Buffalo Niagara businesses a logistical advantage while providing convenient access to a host of professionals with expertise in international business.

**Web Site: [www.huntcommercial.com](http://www.huntcommercial.com)**

The information, statements, and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. All offerings subject to errors, prior sale, lease, or withdrawal without notice.



COMMERCIAL

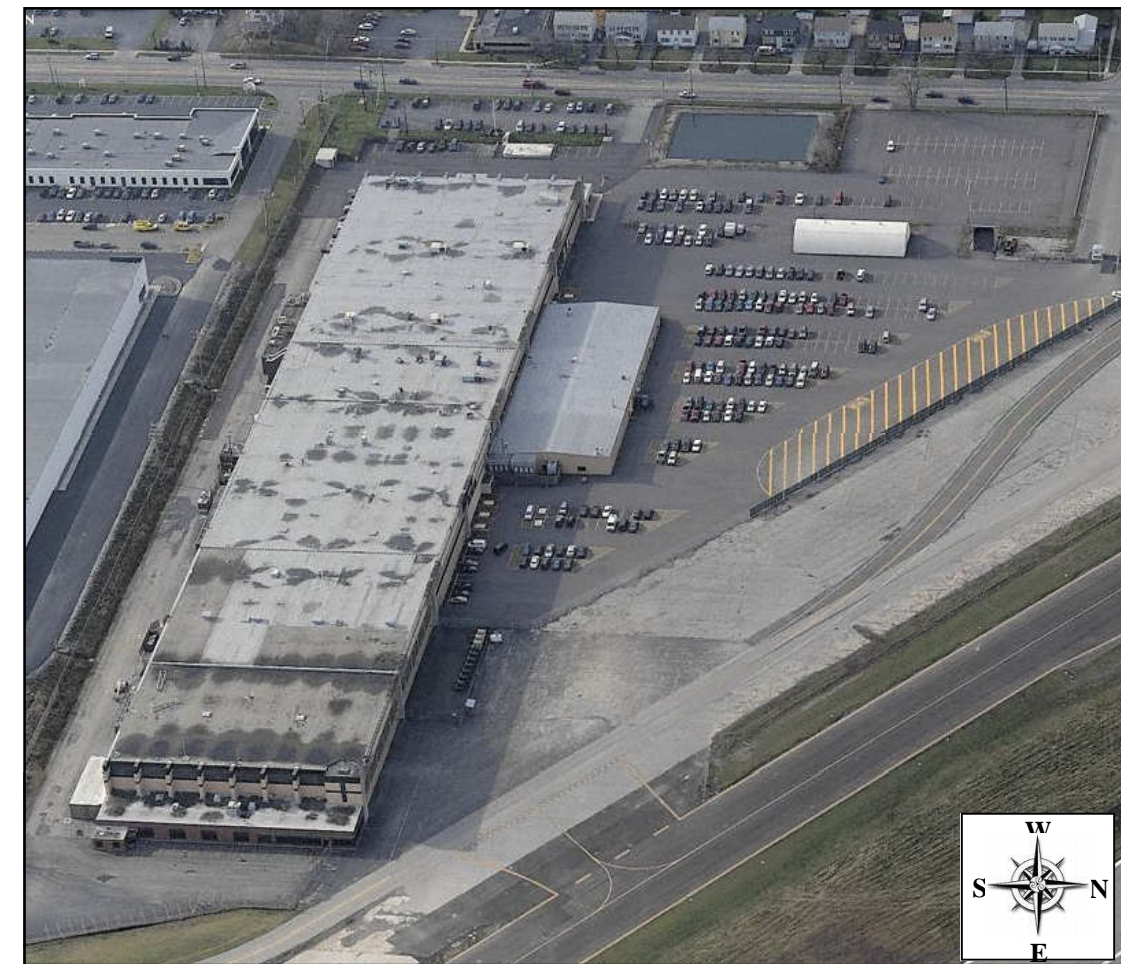
403 Main Street - Suite 105, Buffalo, NY 14203



COMMERCIAL

OFFICE: (716) 854-5943 / FAX: (716) 854-7425

## **FOR LEASE** **The Niagara Frontier Transportation Authority's** **485 Cayuga Road Facility** **Cheektowaga, New York**



**BUILDING CAN ACCOMMODATE NEW USERS IN THE BUSINESS OF . . .**

**AIRCRAFT COMPONENT & SUBSYSTEM ASSEMBLY / REPAIR**  
**AIRCRAFT MODIFICATION / REPAIR**  
**AVIATION RELATED R & D**  
**MANUFACTURING AND/OR WAREHOUSE-DISTRIBUTION**  
**R&D**

Jane Munro- (716) 880-1916  
Clarke Thrasher- (716) 880-1922

[jmunro@huntcommercial.com](mailto:jmunro@huntcommercial.com)  
[cthrasher@huntcommercial.com](mailto:cthrasher@huntcommercial.com)

[www.huntcommercial.com](http://www.huntcommercial.com)

## BUFFALO NIAGARA INTERNATIONAL AIRPORT

Emerging From a Distinguished Past  
Moving Towards the Future

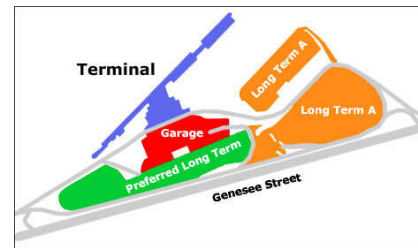


The Buffalo Niagara International Airport (BNIA) is the primary commercial airport of Western New York and Southern Ontario (Canada). BNIA provides high quality, reliable scheduled air passenger and cargo services handling over 5 million passengers annually.

The thousand acre airport property includes two runways – 8,827 and 7,161 feet in length, FAA Air Traffic Control Tower, Flight Service Station, Weather Observatory, Aviation Fuel System, General Aviation Facility and an Aircraft Rescue and Firefighting facility.

A state-of-the-art air cargo facility including 1,000,000 square feet of apron area is located on the airport grounds. Three scheduled air freight forwarders based at the facility handle the majority of the 97 million pounds of yearly cargo.

And the BNIA crew has the highest reputation for snow removal throughout the airline industry.



### **BAY SPECS:**

**HANGAR BAY 1** — (26,000 SF PER FLOOR – 2 FLOORS) combined with an additional area of 57,000 square feet (Bay 2) is currently used as executive and administrative office areas and shipping and receiving. It features three truck dock high loading docks.

**HANGAR BAY 2** — (26,000 SF PER FLOOR – 2 FLOORS) has a large manufacturing area, a wellness center, a separate employee entrance and many individual hard-walled offices on the second floor.

**HANGAR BAY 3** — (26,000 SF FIRST FLOOR, some space on second floor) is currently used for light assembly and electronic component quality assurance.

**HANGAR BAY 4** — (26,000 SF PER FLOOR, 2 FLOORS) is currently used as a support area including facility security, safety and data processing. There is also a manufacturing area with ESD protection in place. The second floor contains a fully equipped cafeteria facility not currently in use that may be switched into full operation with little effort and which also includes a large modular office/training area.

**HANGAR BAY 5** — (26,000 SF) is currently used as an equipment assembly area. It has high voltage capabilities and a 40 foot ceiling height used for high rack storage.

**HANGAR BAY 6** — (26,000 SF) is hi-bay space that currently contains cranes and crane support columns. This space features a fully functional electronic hangar door and is capable of directly accessing the flight operating area of BNIA.

**HANGAR BAY 7** — (26,000 SF) is open span hi-bay space also with a fully functional electronic hangar door and direct access to the flight operating area of BNIA. There is approximately 15,000 sf of office space included in this bay.

## THE NIAGARA FRONTIER TRANSPORTATION AUTHORITY'S (NFTA) 485 CAYUGA ROAD

- 330,000 square feet on 17 acres of property
- Office / industrial / R & D / warehouse-manufacturing capabilities
- Existing space includes testing lab, quality control, assembly, metal shop
- Up to 80,000 contiguous SF hi-bay space
- Hi-bay 7 includes 15,000 square feet office space
- BNIA runway access at hi-bays
- Main runways - 8,827 and 7,161 feet long
- Electronic airplane hangar doors to BNIA runway
- Newly equipped and refurbished full-service cafeteria with partitioned training / meeting rooms
- Two-story office area
- Heavy power
- Fully sprinklered
- Passenger and freight elevators
- 36' clear heights in hi-bay areas
- Two 3-ton cranes
- 12' overhead loading doors
- 3 truck docks
- Abundant parking
- Perimeter security fence
- **AGGRESSIVE LEASE RATE!**



The Buffalo Niagara region is a recognized leader in the Transportation equipment industry with the **second highest employment concentration** of Transportation Equipment out of the 50 largest metropolitan areas in the nation. About 81 Transportation Equipment businesses were located in the eight county Buffalo Niagara region including 29 Aircraft and Aerospace companies. Major Transportation Equipment businesses in the Buffalo Niagara region include American Axle, General Motors, Northrop Grumman, Motorola, Moog, Ford, Enidine and others. Infrastructure to support the Transportation Equipment industry comes from a variety of sources including private companies, higher education, professional associations and government.

- *Expansion Management Magazine* recently ranked the Buffalo Niagara area among “**America’s 50 Hottest Cities**” in which to do business.
- The Buffalo Niagara area ranks 4th out of the 50 largest metropolitan areas in **degrees granted in science and engineering** according to the *Progressive Policy Institute’s Index*.