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Riverview Commerce Park lands first tenants

Business First of Buffalo - by [James Fink](#) Business First

Riverview Commerce Park, the newest industrial park in Erie County's northern suburbs, has landed its first tenant.

Riverview developer Thomas Montante confirmed that [Sherex Industries Ltd.](#) and its sister company, Sherex Fastening Solutions, will be moving from Lancaster to a 57,000-square-foot spec building currently under construction in the Town of Tonawanda park.

The Sherex companies will anchor the building, taking about 22,000 square feet.

According to Erie County Industrial Development Agency documents, Sherex will add 15 jobs to its 22-person workforce. The IDA will hold a public hearing March 9 to consider a \$5.43 million abatement package that will help Montante's company, Broad Elm Management, finance the project. The IDA's board is expected to vote on the abatement package during its March 12 meeting.

Sherex, which distributes rivets and expander plugs used in the automotive and heavy manufacturing fields, is the first of several tenants expected to move into Riverview in the next few months.

Montante said he likely will fill the building by summer. He is planning a second spec building that would have 90,000 square feet.

He also is negotiating with [Ashland Oil Co.](#) to acquire 75 acres of neighboring land. That deal would give Riverview a total of 175 acres. Montante's development plan calls for a mix of office, industrial or commercial space with green space in the park.

Riverview is located on River Road not far from Isle View Park. It is the first new office park to be developed in the Town of Tonawanda since [Ciminelli Development Co.](#) unveiled Colvin Woods Business Park four years ago.

It is expected to fill a long-standing void in Tonawanda and the northern suburbs for shovel-ready development sites.

"We need new and more (shovel-ready) product," said Thomas Kucharski, Buffalo Niagara Enterprise president and chief executive officer. "There is and will always be a demand for suburban space. Perception is everything, and being able to say there's 100 acres available in Tonawanda is huge."

One of the park's biggest attractions is its location in a state-sanctioned Empire Zone. Companies that move into an Empire Zone may receive tax breaks and other perks that could save as much as 20 percent on their total development costs.

"Empire Zones help to level the playing field with other areas outside of New York state," Montante said.

He has started marketing Riverview to other regions, including Canada. He estimates that a fully developed Riverview could be home to 650,000 square feet of space and 1,500 workers.