



OFFERED AT \$3,900,000

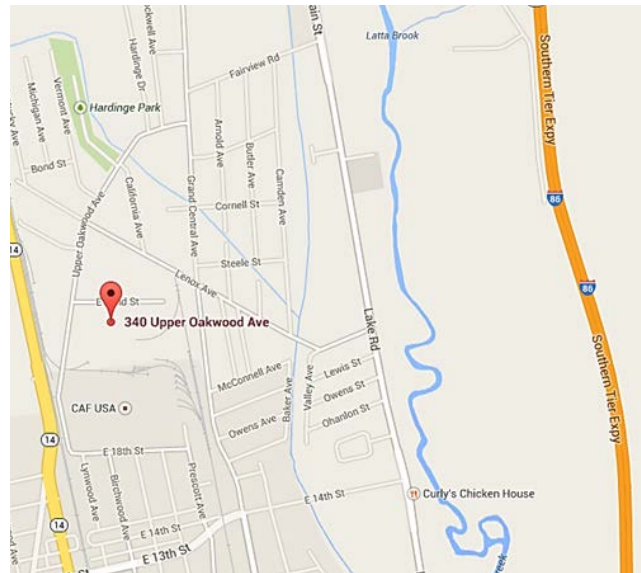
Warehouse Opportunity

Property Highlights

- Block/Masonry/Steel Construction
- 47 exterior loading docks and 12 interior loading docks (up to 59 dock levelers available)
- Two at grade drive-in doors
- 18'-28' clear height
- Sprinkler system. 1- dry riser, 10- wet risers
- Rubber roof (partial replacement 2014)
- 3000 amps 480 volts 3 phase 4 wire and 1600 amps 120-208 volts 3 phase 4 wire

Location Features

- Great location in the Town of Horseheads
- Short drive to I-86
- Centrally located in the Southern Tier of NY



Property Details	
Total Square Feet	286,819 SF (5,588 SF office space)
Lot Size	12.4 acres
Built Date	1970
Zoned	Manufacturing
Tax ID	69.03-2-13

For more information, please contact:

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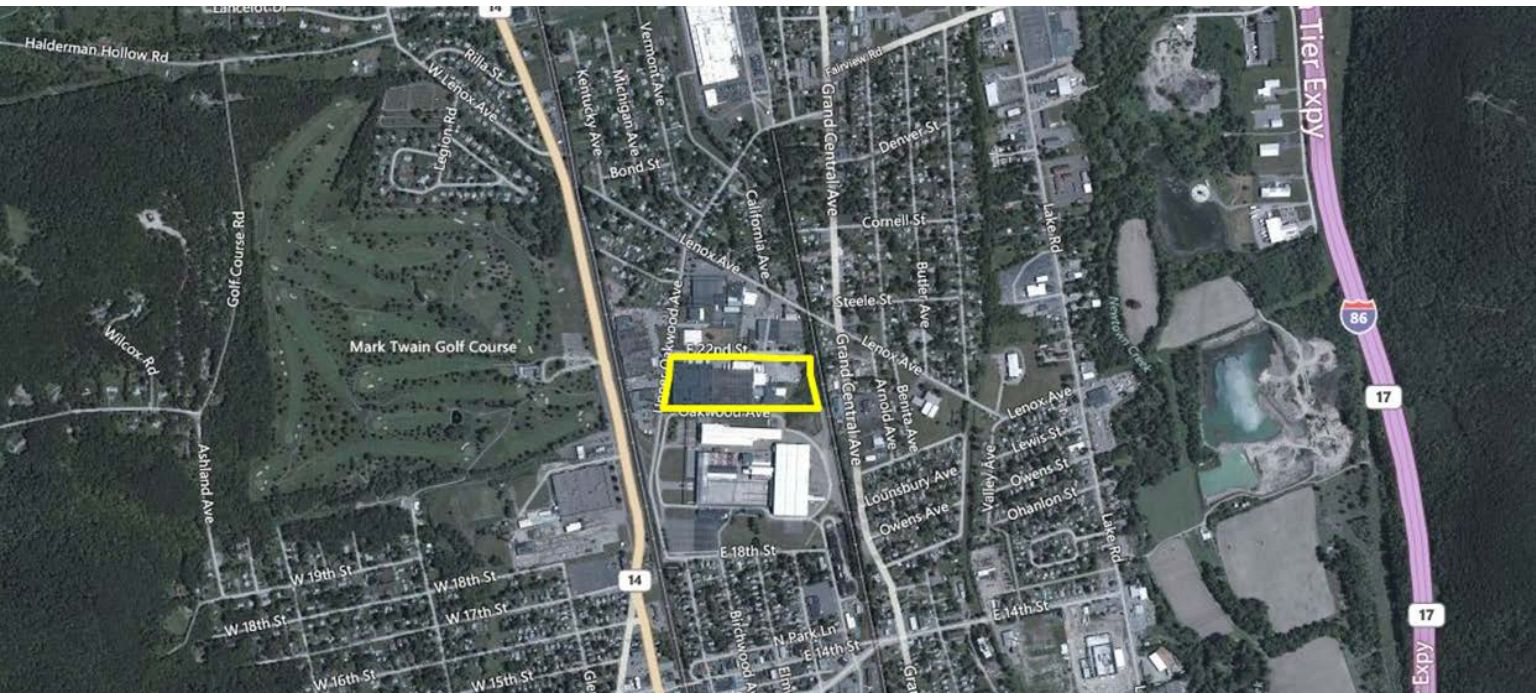
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FOR SALE

340 Upper Oakwood Ave.

Elmira Heights, NY





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340 Upper Oakwood Ave.

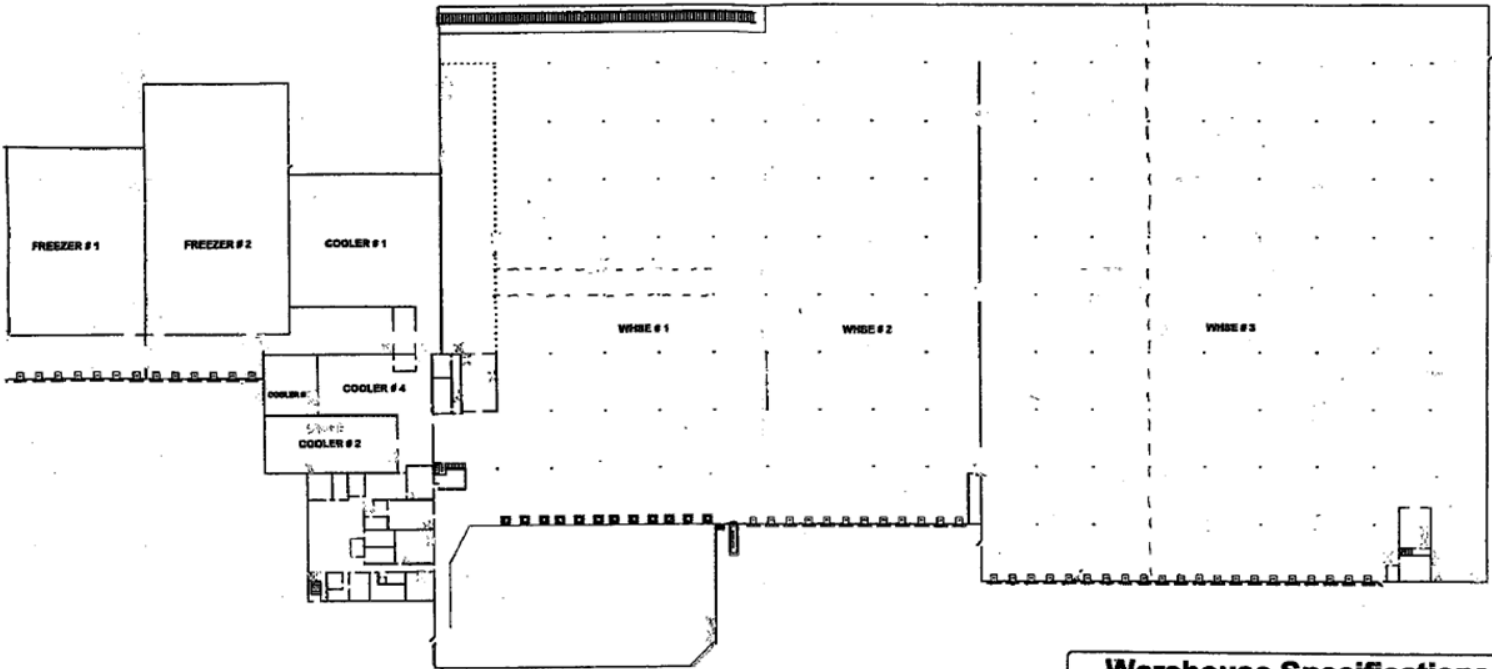
Elmira Heights, NY



FOR SALE

340 Upper Oakwood Ave.

Elmira Heights, NY



Warehouse Specifications

AREA	SQ. FT.	HEIGHT
Freezer # 1	9,201	25'
Freezer # 2	12,896	25'
Cooler # 1	5,995	18'
Cooler # 2	2,753	18'
Cooler # 3	2,473	18'
Cooler # 4	5,151	18'
Whse. # 1	62,439	18'
Whse. # 2	41,626	18'
Whse. # 3	116,358	28'