

Elmira Industrial Site

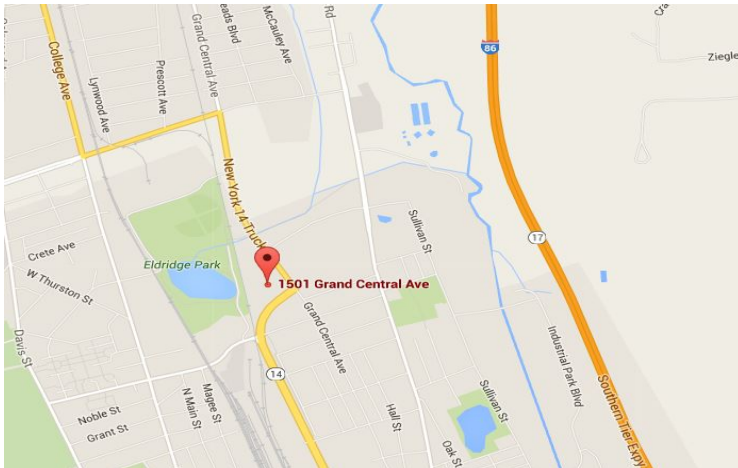
Property Highlights

4.43 Acre industrial site located on corner of Grand Central Ave and Clemens Center Parkway:

- Property is completely fenced with entrance gate on Grand Central.
- Borders Norfolk and Southern Rail, and had a spur in the past
- Site will be deed restricted against any residential use
- Rare opportunity to acquire an industrial site in the City of Elmira, on a truck route.
- Mineral rights retained by Seller

Location Highlights

- Highly visible site on corner with red light
- On main truck route though Elmira
- Short drive to Interstate 86



OFFERED AT \$149,000



For more information, please contact:

Michael J. Manzari, CCIM, SIOR
Managing Director/ Associate Broker
 607 937 9720 ext. 301
mmanzari@pyramidbrokerage.com

8 Denison Parkway East, Suite 401
 Corning, New York 14830
 phone: +1 607 937 9720