



FOR LEASE

744 Baldwin Street

Elmira, NY



OFFICE ONLY- \$1,600/MO NNN

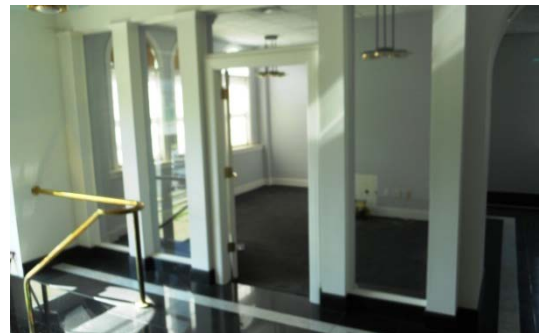
ENTIRE FIRST FLOOR- \$3,200/MO NNN

### 3,560 SF Class A Office Space

- Additional 1st Floor & Upper Story Space Available

#### Property Highlights

- Tax Map ID#89.11-3-8
- 1st Floor Class "A" Office Space for Lease
- Zoned as Light Industrial
- Approx. Total Building Square Footage –18,625 SF
  - - 9,385 SF 1st Floor
  - - 4,620 SF 2nd Floor
  - - 4,620 SF 3rd Floor
- Fully renovated in the late 1980's, true Class "A" Office Space
- 1st floor Lab/Research Area, Warehouse Space, (2) Covered Loading Docks, (2) At Grade Docks also available



For more information, please contact:

**Ronald N. Panosian**  
Associate Real Estate Broker

607 426 5282

[rpanosian@pyramidbrokerage.com](mailto:rpanosian@pyramidbrokerage.com)

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

[pyramidbrokerage.com](http://pyramidbrokerage.com)

#### Traffic Counts

Clemens Center Parkway 15,995 AADT

Source NYS Traffic Data  
Average Daily Counts