



**OFFERED AT \$2.50 SF NNN**

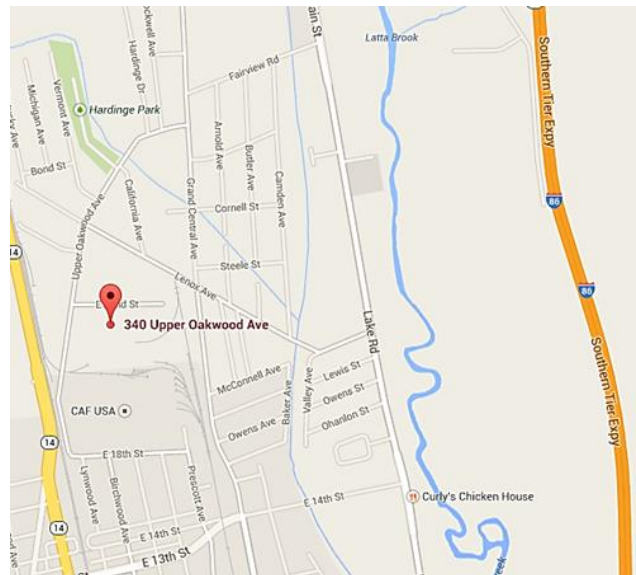
## Warehouse Opportunity for Lease

### Building Features

- 104,000 SF of warehouse space with 18' clear height
- Partial racking in place
- 12 truck-level doors outside and 12 interior doors
- 2 at grade doors
- 5,588 SF of adjoining office space available at \$7.00 SF NNN
- Sprinkler system. 1- dry riser, 10- wet risers

### Location Features

- Great location in the Town of Horseheads
- Short drive to I-86
- Centrally located in the Southern Tier of NY
- Access to I-88 and I-81 going East and access to I-390 and I-99 to the West



### Property Details

Lease Rate	\$2.50 SF NNN – Warehouse \$7.00 SF NNN – Office
Total Square Feet	104,000 SF (5,588 SF office space)
Zoned	Manufacturing
Tax ID	69.03-2-13

For more information, please contact:

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FOR SALE

340 Upper Oakwood Ave.

Elmira Heights, NY

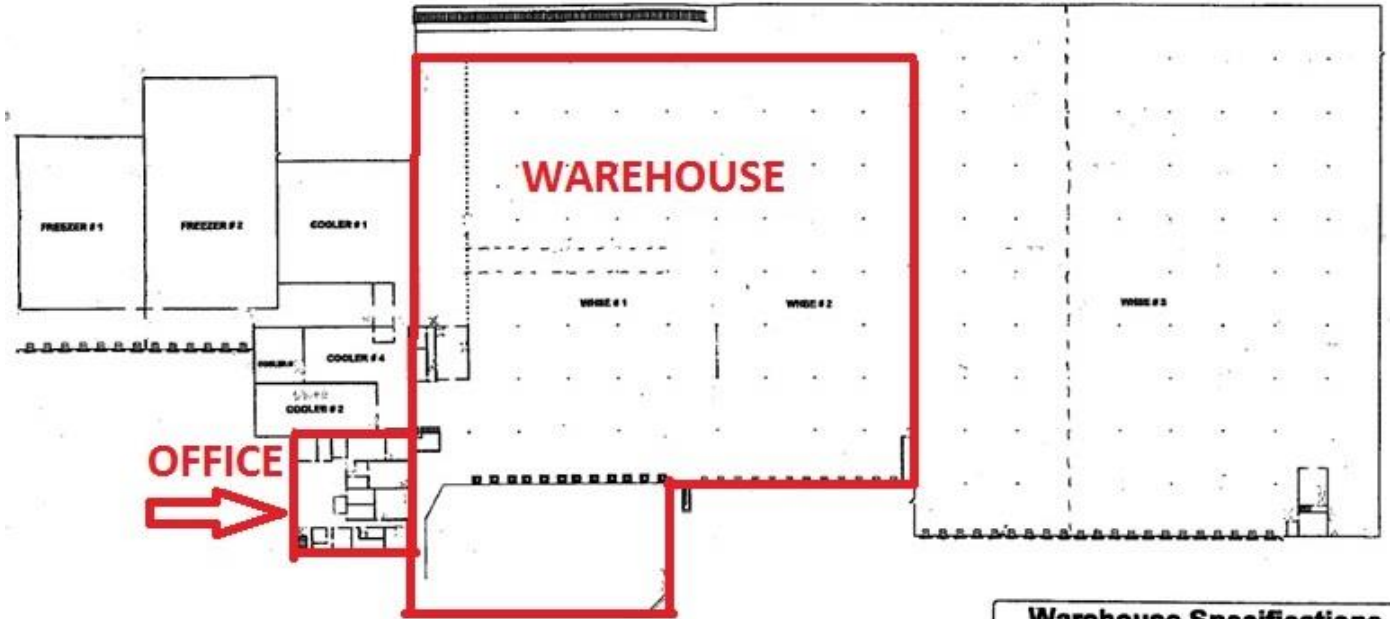




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Warehouse Specifications		
AREA	SQ. FT.	HEIGHT
Freezer # 1	9,201	25'
Freezer # 2	12,896	25'
Cooler # 1	5,595	18'
Cooler # 2	2,783	18'
Cooler # 3	2,473	18'
Cooler # 4	5,151	18'
Whse. # 1	62,439	18'
Whse. # 2	41,626	18'
Whse. # 3	116,358	28'

