

## Former R Wireworks Industrial For Sale

### Property Highlights

Industrial building in great Elmira, NY location:

- Easily seen from heavily traveled Clemens Center Parkway
- Zoned IA- Light Industrial
- Building includes:
  - Industrial floor space
  - Office & space on second floors
  - 7 at-grade doors with inside docks- (3) 20'W x 14'H; (2) 10'Wx14'H; (1) 16.10'W x 14'H; (1) 12'W x 16'H
  - 2 freight elevators
  - Fully sprinkled
- Lot Size: 1.04 acres
- Building Square footage: 94,115 SF
  - 28335 SF lower level
  - 28,335 1<sup>st</sup> floor
  - 28,335 SF 2<sup>nd</sup> floor
  - 4,555 SF 3<sup>rd</sup> floor
  - 4,555 SF 4<sup>th</sup> floor

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**OFFERED FOR \$170,900**



FOR SALE  
515 Baldwin Street  
Elmira, NY

