

FOR LEASE – STARTING AT \$4.95/SF NNN PLUS UTILITIES

LIGHT INDUSTRIAL, OFFICE & FLEX SPACES AVAILABLE

Property Highlights

- Climate controlled Light Industrial & Flex Spaces
- Turn-key offices with cubicles & furniture in place
- Multiple size & space configurations available
- Existing space can be subdivided & configured to specific tenant requirements
- Mix of hard offices, conference rooms & bullpen workspaces
- Turn-key 5,400 SF office suite available with dedicated restrooms, breakroom and more
- A/C throughout
- Parking at the front door
- Zoned Light Industrial
- Convenient to Downtown Elmira and Horseheads
- Easy access to Interstate 86
- Great location for service to the Southern Tier of NY and Northern Tier of PA



EXCLUSIVE CONTACT

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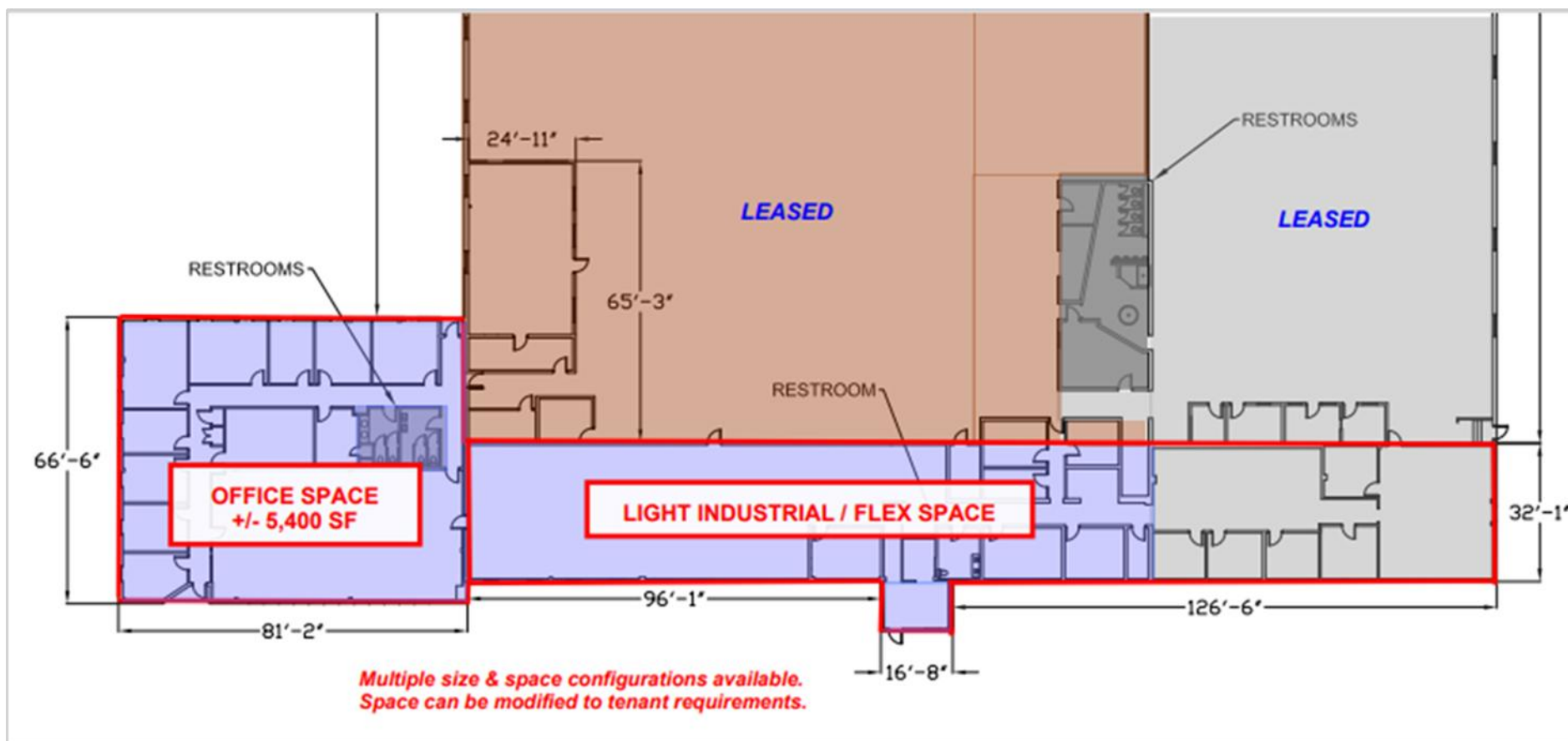
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**CUSHMAN &
WAKEFIELD**



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