


FOR LEASE - \$7.69/SF, NNN

5,960 SF COMBINED OFFICE/PRODUCTION SPACE

Property Highlights

- Space includes controlled reception area, multiple private offices, large conference/training rooms, IT closet with dedicated climate control, kitchenette, ADA restrooms, (2) controlled access storage rooms, and much more.
- Quality office space in the front and shop space with 20' ceilings in the rear.
- Flexible & attractive lease terms available.
- Space is available immediately.
- Additional office/warehouse/production spaces available within the complex.

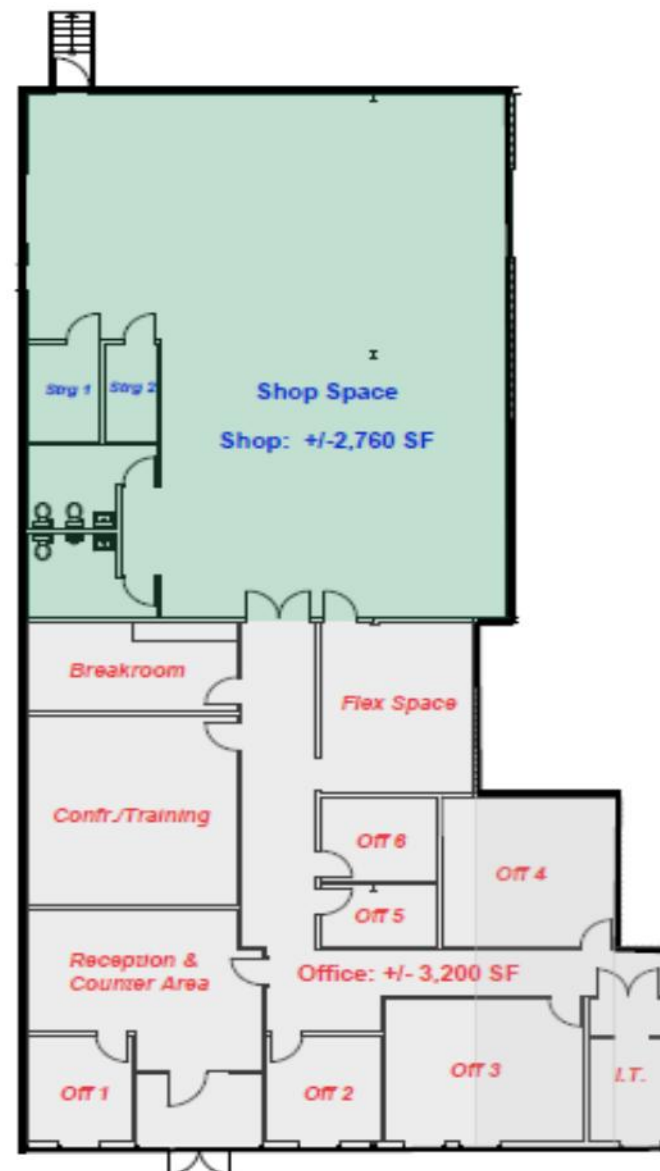
Location Features

- Located in Trinity Office Park at the corner of College Avenue and Woodlawn Avenue.
- Easy access to Clemens Center Parkway and I-86.
- Centrally located between downtown Elmira and Horseheads.

EXCLUSIVE CONTACT

Ronald N. Panosian
Associate Real Estate Broker
+1 607 426 5282
rpanosian@pyramidbrokerage.com

8 Denison Pkwy East, Suite 401
Corning, New York 14830
+1 607 937 9720
pyramidbrokerage.com





**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**1300 College Ave
Elmira, NY**

