



**CUSHMAN &  
WAKEFIELD**



**Pyramid Brokerage  
Company**

**Otseningo Street Complex  
Binghamton, NY**



**FOR SALE - ASKING \$1,050,000**

# INDUSTRIAL COMPLEX

## Property Highlights

- 3 Otseningo Street  
7,500sf warehouse  
7,500sf 1<sup>st</sup> floor office  
3,000+/-sf 2<sup>nd</sup> floor mezzanine  
Situated on 0.76 acres; tax map#: 160.44-1-13
- 6-6.5 Otseningo Street  
2,000+/-sf ancillary storage building & parking  
Situated on 0.28 acres; tax map#: 160.43-2-5 & 160.43-2-6
- 8 Otseningo Street  
0.14 acres parking; tax map#: 160-43-2-7
- 6 additional properties partially or entirely within 100-year flood plain

## Property Highlights Cont'd

- 1 Otseningo Street  
0.75 acres
- 4 Otseningo Street  
0.14 acres
- 4.5 Otseningo Street  
0.14 acres
- 8.5 Otseningo Street  
0.14 acres
- 9 Moore Street  
0.53 acres
- 2 Tompkins Street  
0.19 acres

## EXCLUSIVE CONTACT

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Binghamton, New York 13901  
+1 607 754 5990  
**pyramidbrokerage.com**

**General Information  
4 Developed Properties**

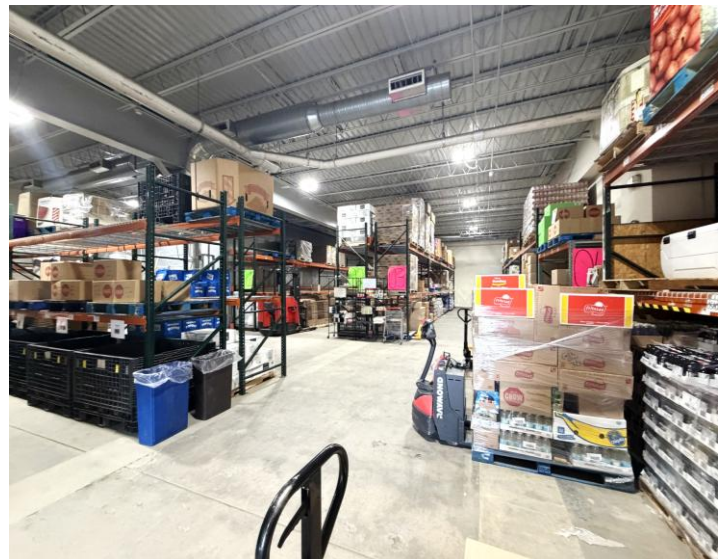
|            |                                    |
|------------|------------------------------------|
| Assessment | \$663,372                          |
| Taxes      | Wholly Exempt                      |
| Zoning     | Light & Medium Industrial          |
| FEMA       | Flood zone designation: X500, out  |
| Utilities  | Municipal water & sewer; NYSEG gas |

**3 Otseningo Street**

|                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------|
| Warehouse ceiling height 17.5 ft                                                                                           |
| (2) 12' overhead access doors for loading                                                                                  |
| (2) 12' interior overhead doors to main warehouse                                                                          |
| Heating by gas fired overhead units                                                                                        |
| Offices include reception, large and smaller conference rooms, 20 plus private offices, break room, and multiple bathrooms |
| Elevator servicing two-story offices                                                                                       |
| Offices heated and cooled by rooftop units                                                                                 |
| 400-amp, 240-volt, 3 phase electric service                                                                                |
| Generac generator for electrical backup                                                                                    |
| Security system supporting 16 cameras                                                                                      |
| Rubber membrane roof – less than 10 years old                                                                              |
| Freezer and cooler separately available                                                                                    |

**6-6.5 Otseningo St**

|                            |
|----------------------------|
| Ceiling height 16ft – 20ft |
| 4 overhead doors – 12ft    |
| Building is heated         |
| Access to water and sewer  |



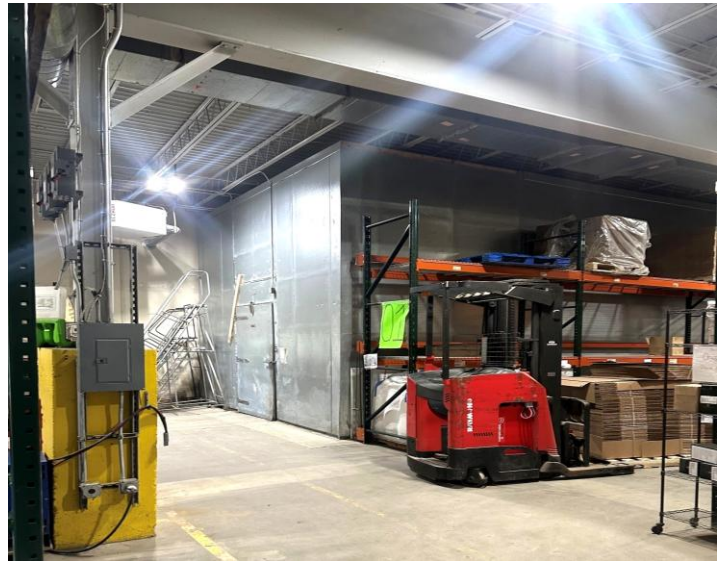


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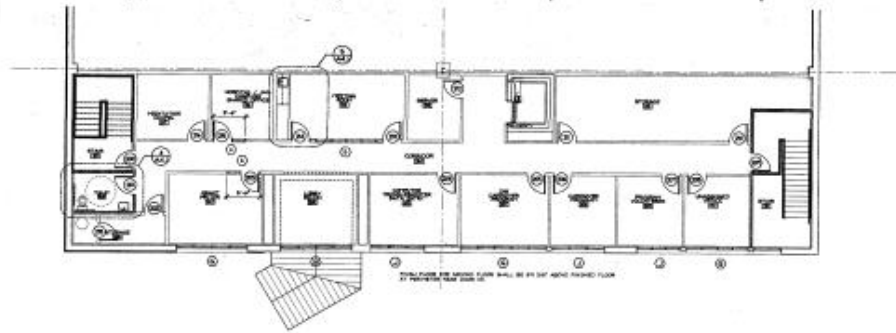
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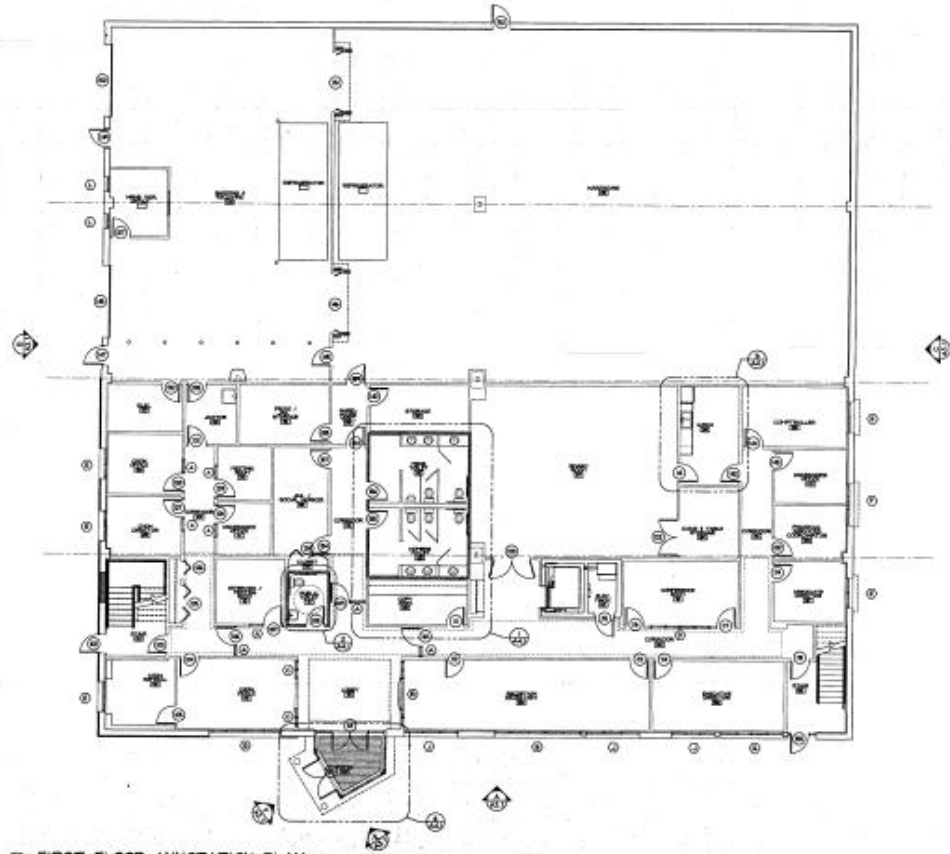
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### 3 Otseningo Street - Floor Plan



SECOND FLOOR ANNOTATION PLAN  
1/2" = 1'-0"



FIRST FLOOR ANNOTATION PLAN  
1/2" = 1'-0"