

**FOR SALE - \$350,000**

WAREHOUSE & SHOP SPACE OPPORTUNITY

Property Highlights

- Former UPS shipping facility with approximately 7,360 SF on the first floor, situated on 1.37 acres, featuring a 15'8" clear height and three-phase electric.
- Nine (9) 20' wide x 14' high at-grade overhead doors, and a 15' x 10' front bump-out with three (3) 8' x 8' dock doors.
- Two (2) restrooms and a locker room on the first floor, along with two (2) small offices upstairs.
- Equipped with four (4) overhead gas heaters.
- Good building to convert to shop space or for many other uses.
- Zoned Business.

Location Highlights:

- Minutes from Route 13 which takes you from I-86 to Ithaca, and a short drive to the Southern Tier Logistics Center.

EXCLUSIVE CONTACT

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