



**EXCLUSIVE**

**LOCATED IN AN OPPORTUNITY ZONE**  
**ASKING: \$4.50/sf Plus Utilities**

**Property Highlights**

- 11,094sf – 16ft clear; 5,929sf – 20' clear
- Built in 1970; 1<sup>st</sup> addition in 1998, 2<sup>nd</sup> addition in 2007
- Two loading docks
- One overhead door
- Dry sprinkler system
- Rubber roof
- Small office area – approximately 900sf
- Electric radiant heat in original building
- 400 AMP electric service
- Original building block
- Addition of metal building
- Zoning – Industrial-2

DETAILS	
AVAILABLE	17,500+/- SF
LOT SIZE	0.94
TAX ID	143.67-2-21
TAXES	\$30,870 (2018)

For more information, please contact:

**Leo F. Jones**  
 Real Estate Broker  
 +1 607 754 5990 x317  
[ljones@pyramidbrokerage.com](mailto:ljones@pyramidbrokerage.com)

**Jeffrey Sabitus**  
 Real Estate Salesperson  
 +1 607 754 5990 x318  
[jsabitus@pyramidbrokerage.com](mailto:jsabitus@pyramidbrokerage.com)

84 Court Street, Suite 300  
 Binghamton, New York 13901  
 Main: +1 607 754 5990  
[pyramidbrokerage.com](http://pyramidbrokerage.com)