



INDUSTRIAL/FLEX

Image is for illustration purposes only. Building currently undergoing renovations.

Up to 9,500± SF of Flex Space Available

Property Highlights

- 9,500± SF flex building situated on a 0.58± acre corner lot
- Over 100' of frontage on New Court Ave and over 200' of frontage on Eastbourne Drive
- Building can be leased in its entirety or demised into two spaces:
 - 5,000± SF front section with 14' clear height, one 12'x13' overhead drive-in door, and one dock door
 - 4,500± SF rear section with 16' clear height, one 12'x14' overhead drive-in door, and two dock doors
- New heavy 280V/400A/3Ph power, new LED lighting inside and out, and new Reznor heat
- Building recently painted and has ongoing façade improvements
- Landlord will build out small new office space with restroom (office size TBD)
- Easy access to NYS Thruway (I-90) via Carrier Circle, proximate to all other major highways
- Ample parking with partial fenced-in lot
- Zoned Industrial in the Town of Dewitt



For more information, please contact:

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