

FOR SALE

37,000 SF Industrial Building Available

7 Badger Ave, Endicott, NY, 13760



PROPERTY HIGHLIGHTS

- Priced at \$595,000
- 20-24ft Ceiling Height Except for Small Office
- Block Construction, 1 Metal Portion
- 3 Dock Doors and 2 Loading Docks, 1 With Leveler
- Electric Service is 3 Phase with 2 230 Volt Hookups and 400 Amp Service
- Air Lines in a Portion of the Building
- Adequate Parking Space with Space to Turnaround Tractor Trailers
- 36,966 Sqft on 1.72 Acres
- Municipal Electric Very Low Utility Cost

DEMOGRAPHIC SNAPSHOT

	1 Miles	3 Miles	5 Miles
Population	10,444	39,874	63,955
Households	4,784	17,832	27,030
Median HH Income	\$41,842	\$53,325	\$60,362
Average HH Income	\$56,862	\$67,331	\$79,790
Daytime Population	9,913	37,877	60,879



3630 George F. Highway Endwell, NY 13760

The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.



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