



**PROPERTY HIGHLIGHTS**

- Convenient location off of the Vestal Parkway
- Previous uses: recreation and manufacturing
- Two-story office area with brick façade, 8,300 SF
- Steel frame warehouse with insulated walls and ceiling
- Standing seam steel roof
- Warehouse ceilings are gable style, 22' rising to 41' at peak
- Warehouse has suspended gas hot air unit heaters
- Open area approximately 47,000 SF
- Three drive-in doors
- Fenced outdoor storage
- 20% warehouse and 1st floor office are sprinklered



DETAILS	
ASKING	\$1,300,000
TOTAL LOT SIZE	8.52 Acres
AVAILABLE	55,800 SF
TAX ID	158.09,-1-16 and 158.13-1-24
ASSESSMENT	\$825,000 + \$6,100
TAXES	\$32,157
ZONING	C-2

For more information, please contact:

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