

FOR LEASE

1140 Sullivan Street

Elmira, NY

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OFFERED AT \$3.00 / SF NNN



## 29,000 SF Production / Warehouse Space For Lease

### Property Features

- Tax Map # part of: 79.19-7-4
- Former Bucher Glass production facility; approx.. 29,000 SF of production/warehouse space with additional office space of up to 13,200 SF
- 14-15' to underside of joists
- Industrial grade utility services; Fully sprinklered
- A/C throughout, including in the production/warehouse space
- At-Grade OH Door & Raised Dock w/ leveler

- Ample on-site parking
- Public Sewer & Water
- Very competitive lease rates and terms; NNN Charges estimated at only \$1p/SF
- Additional Office Lease opportunities available from 2,400 – 13,200 SF

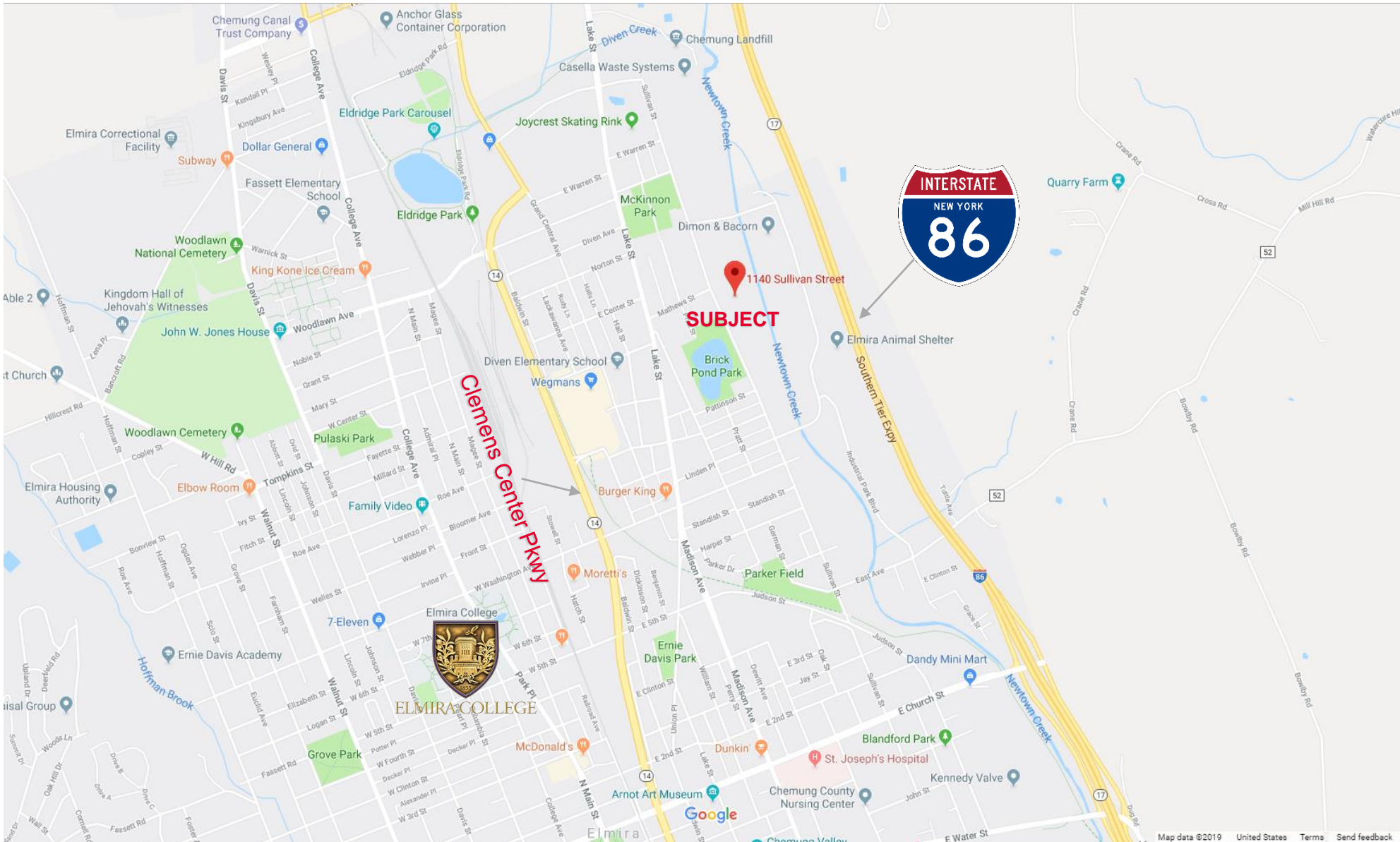
### Location Features

- Located on Sullivan St. in Light Industrial Zone
- Easy access to I-86
- Close to other local industrial uses and industrial supply houses, including new ABC Building Supply
- Great location for service to Southern Tier of NY and the Northern Tier of PA.

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