



**Available:  
10,500 SF  
131 Philo Road, West  
Horseheads, NY**



**OFFERED FOR LEASE**

**\$6.00/SF**

**Contact:**  
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**Total SF:** 10,500 SF  
**Office Space:** 2,100 SF  
**Shop/Manufacturing:** 8,400 SF  
**Other Features:** 4 at grade doors  
 133 Philo Rd also available and can be leased together  
**Zoning:** Manufacturing  
**Municipality:** Horseheads  
**County:** Chemung  
**Additional Site Information:** Located on a dead end road  
 Minutes from I-86  
 Next door to Goodwin Pumps new Horseheads location  
 Short drive to Schlumberger's new facility  
 Great location for natural gas related business

**STEG** | SOUTHERN TIER  
ECONOMIC GROWTH

PROSPECTS | PROGRESS | PARTNERSHIPS

**For Further Information Contact:**  
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