

AVAILABLE



HORSEHEADS, NEW YORK 310,000 Square Feet on 12.8 Acres

TOTAL SIZE: 310,000 square feet

LOT SIZE: 12.80 acres

CONDITION: Excellent

**DATE OF
CONSTRUCTION:** 1981/1997

CONSTRUCTION:

Floors: 6" Reinforced Concrete

Walls: Pre-Engineered Insulated Metal

Columns: Steel Tubular

Ceilings: Metal – Steel Joist

Roof: South End: Insulated Rubber Membrane; 2/3 replaced in 2009/2011
North End: Insulated Standing Seam Metal

OFFICE AREA: 40,525 SF; two-story, including 25,200 SF of second floor space. Space consists of private offices, general office areas, conference rooms, training rooms, labs, vending style cafeteria, break rooms, restrooms, locker facilities; and it is equipped with 1 passenger elevator.

CEILING HEIGHTS: Minimum – 20'
Maximum – 36'
South end (104,675 SF):
22' @ eaves, 25'6" @ center
Middle & North end (180,125 SF):
20' @ eaves, 36' @ center

COLUMN SPACING: South end: 60' x 20'
Middle: 20' x 60'
North end: 20' x 70'

POWER: Supplied by NYSEG

2 services, one having 2 main switchgear rated at 4,000 amp, 480/277 volt, 3 phase, 4 wire; the other having 2 main switchgear rated at 6,000 amp, 600 volt, 3 phase, 4 wire

TRUCK LOADING: West Wall:
2 drive-in doors,
1 tailgate dock door,
1 loading platform
South Wall:
14 tailgate dock doors
3 drive-in doors
Northwest Corner:
Interior loading area via
1 (12' x 14') drive-in door
Northeast Corner:
Interior drive-thru loading area via
2 (12' x 14') drive-in doors

224 North Main Street – Building K Horseheads, New York

PARKING: 412 spaces

LIGHTING: Energy efficient T-5 lighting

HEAT: North End: (6) gas fired Aaon HVAC units
Middle: (4) gas fired Reznor units, which provide make up air.
South End: (2) gas fired Jackson Church air rotation units

SPRINKLER: 100% wet system; 10 risers.

**AIR
CONDITIONING:** North end: 274 tons of cooling
South end: 110 tons of cooling

WATER: Village of Horseheads
10" Main; 6" & 10" Lines

LAST USE: Manufacturing of cable connectors and warehousing

SEWER: Chemung County Sewer District
12" Main; (2) 6" Lines

POSSESSION: Immediate



FOR MORE INFORMATION PLEASE CONTACT

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