



SOUTHERN TIER  
**COMMERCE  
CENTER**

1051 South  
Main Street,  
Elmira, New York  
14904



**equilibrium**<sup>®</sup>  
EQUITIES, INC.

A BALANCED APPROACH TO REAL ESTATE

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## Affordable manufacturing and warehouse space in the Southern Tier of New York



**Southern Tier Commerce Center** includes approximately 373,300 rentable square feet of buildings on 48 acres of land. The complex was originally constructed by the U.S. Government during World War II for the production of the Norden bombsight. The "N-Plant", as the primary 300,000 SF building was known, was built to fortress-like strength to protect this revolutionary device. The roof of the N-Plant is 18 inches of steel reinforced concrete.

Recent renovations for **Southern Tier Commerce Center** include expansion of the truck court/parking areas, construction of a new entry drive, painting of the entire complex, installation of new energy efficient windows and lighting and major upgrades to the building facade, roofs, heating, electrical and life safety systems.

**Southern Tier Commerce Center** is located in Elmira, New York, only 8/10 miles from the Clemens Center Parkway (Route 14) and approximately 2 1/2 miles to Interstate 86 (former Route 17). The main line of Norfolk Southern Rail is adjacent to the site.

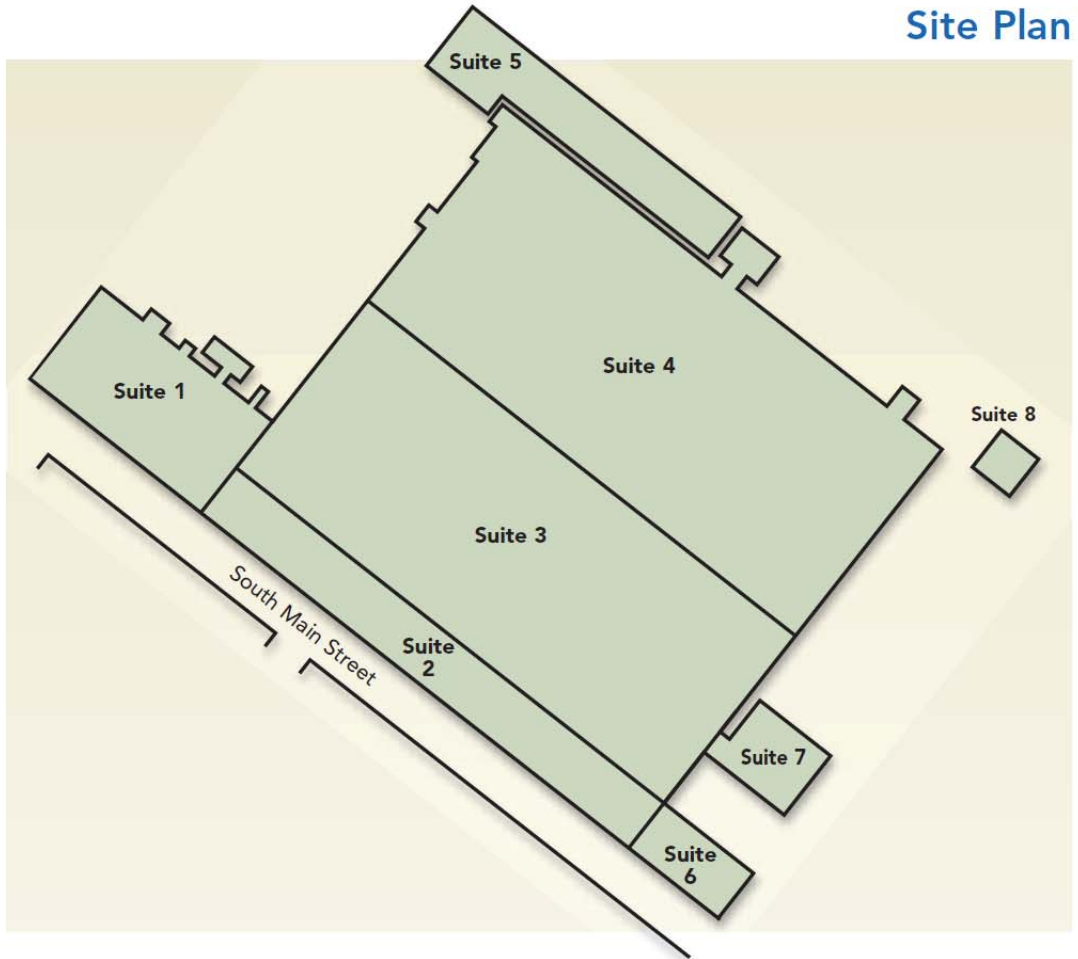
The property benefits from favorable New York State Empire Zone designation, a sophisticated local economic development organization, a cooperative community and a ready labor supply.





1051 South Main Street, Elmira, New York 14904

Site Plan



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