

990 COUNTY ROUTE 64
BIG FLATS, NY 14841



Pyramid Brokerage
Company
INDEPENDENTLY OWNED AND OPERATED

CONSTRUCTION W/ RAIL SIDING FOR LEASE
Available for \$5.86/SF NNN

EXCLUSIVE OFFERING



PROPERTY FEATURES

- Approximately 20,486 SF available for lease
- Heavy construction yard with access to over 1,500 ft of rail siding on 11+ acres
- Rail service provided by Norfolk-Southern
- Large construction and vehicle yard with significant asphalt and concrete surfaces and a fuel containment area for 10,000 gal. tank
- Over 5,100 SF of heated garage/service space with 14' doors
- Approximately 13,600 SF of warehouse space with 14' doors and up to 25' ceilings
- Approximately 1,750 SF of office space
- Ample utility services and floor loads

LOCATION FEATURES

- Easy access to I-86 at exit 51 in Big Flats, New York
- Close to NYS Rt's 13, 14, & 15 (future I-99)
- Easy access to the new Schlumberger Facility at the Center at Horseheads
- Close to the Elmira/Corning Regional Airport, motels, and restaurants



For more information, please contact:

RONALD PANOSIAN

Sales Agent
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MICHAEL MANZARI, CCIM, SIOR

Executive Managing Director
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PYRAMID BROKERAGE COMPANY

8 Denison Parkway East
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Corning, NY 14830

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pyramidbrokerage.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice and to any specific listing conditions, imposed by our principals.

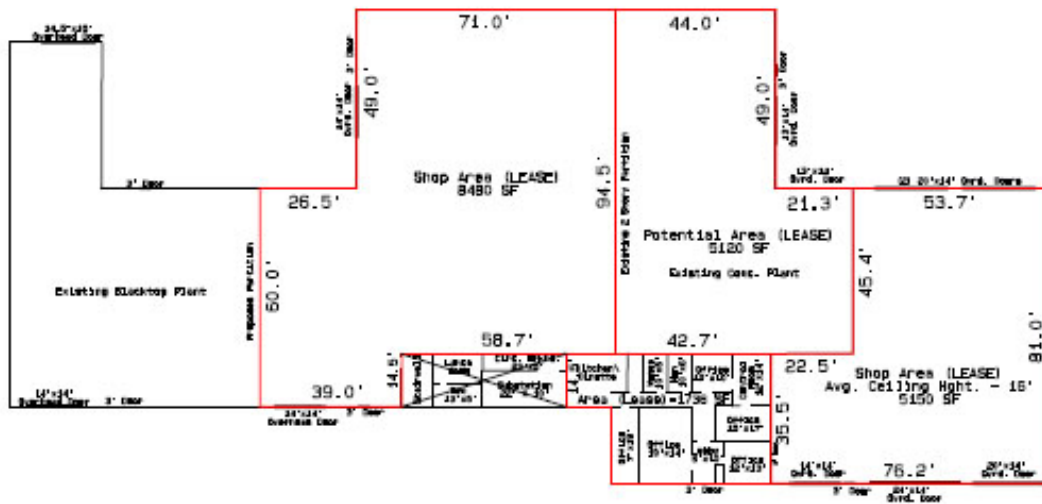
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FOR LEASE



BOUNDARY LINE FOR AVAILABLE SECTION (IN WHITE)



OUTLINED AREA TO BE LEASED (IN RED)

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TRACK & SIDING (WEST)



TRAIN (EAST)



TRACK & SIDING (EAST)



TRAIN (FAR VIEW)

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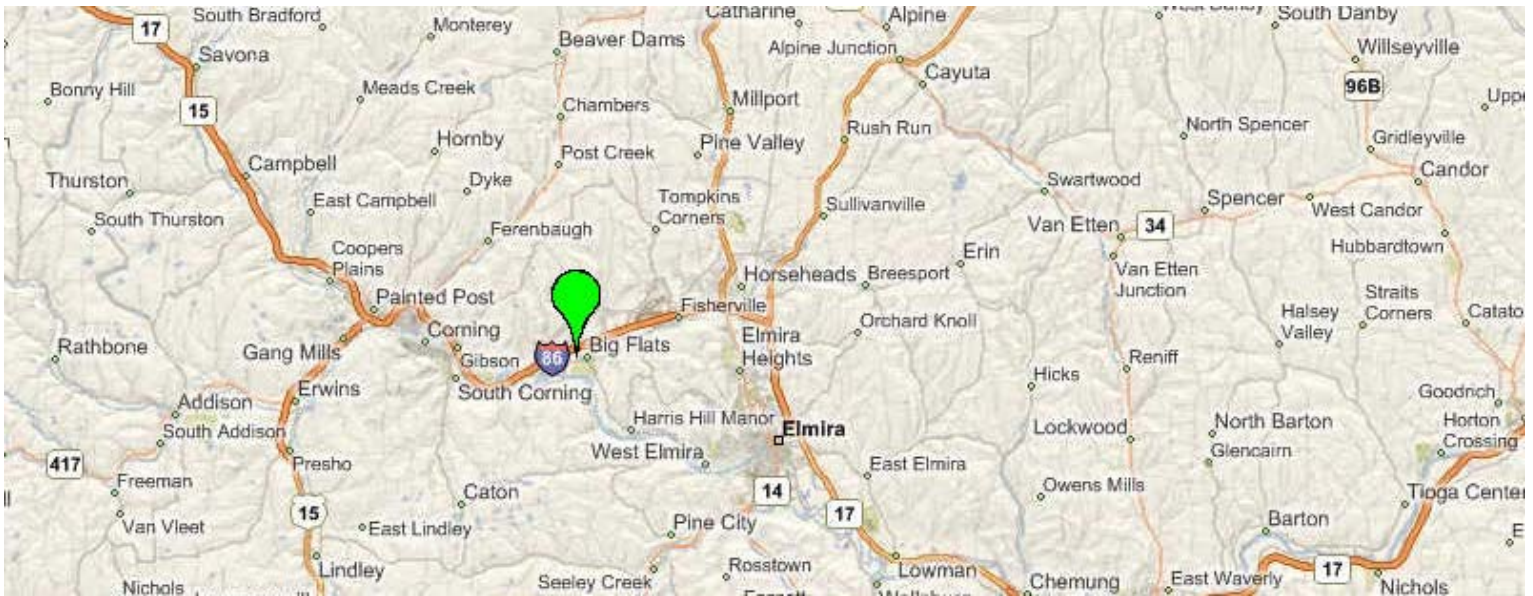
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