

I-86 DISTRIBUTION CENTER

100-200 WESTINGHOUSE CIRCLE | HORSEHEADS, NY

59 ACRES DIRECTLY OFF I-86 & ROUTE 14 | BELOW-MARKET RENTS | EXPANSION POTENTIAL



November 2025

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PROPERTY OVERVIEW

100-200 Westinghouse Cir.
Horseheads, NY
ADDRESS

Industrial
PROPERTY TYPE

59.09
ACREAGE

1952, Expanded in
1970 and 1990
YEAR BUILT

1,340 Total Spaces
PARKING

4286-003-001
APN

860,000 SF
RENTABLE SF

Poured Concrete Slab
FOUNDATION

Wet
SPRINKLERS

27 Total Positions, 21 Dock High
Doors, + 1 Interior, 5 Drive ins
LOADING

Water/Sewer: Municipal
Electric/Gas : NY State Electric
UTILITIES

Majority 20' - 25' Clear
CLEAR HEIGHT

2013 - Installed "Carlisle" (15-year) to 300
Westinghouse (500,000 SF)

2017 - Installed "Carlisle" (10-year) to 200
Westinghouse (300,000 SF)

2021 - Installed "Thermoplastic" (20-year) 200
Westinghouse Section 5
ROOF

65' x 40' and 60' x 40'
COLUMN SPACING

Central system of boilers, chillers, and air
handling units (Varying ages, details available in
data room)

HVAC

Zone X (outside of 500-year flood zone plan)
FLOOD ZONE



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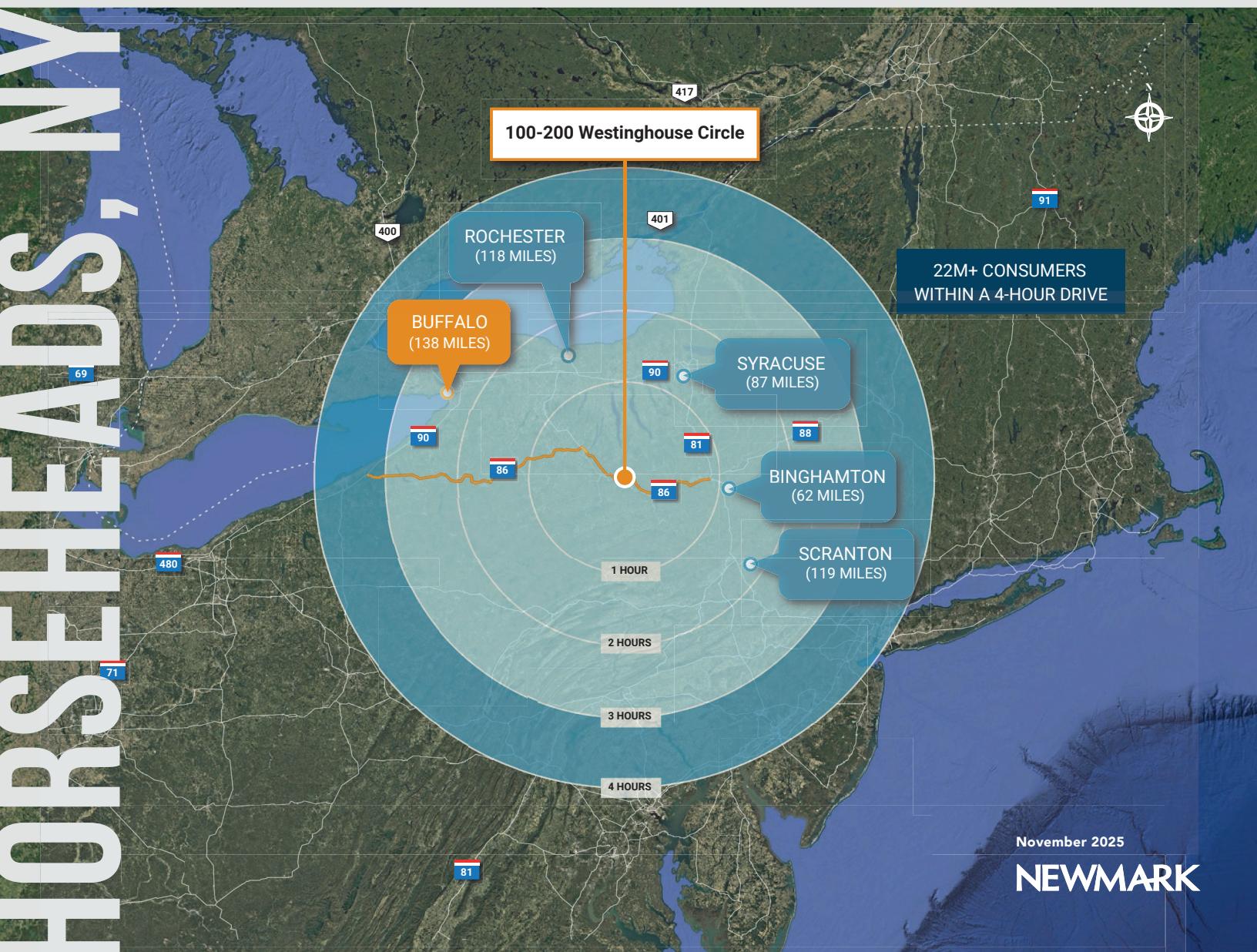
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INVESTMENT HIGHLIGHTS

Multiple Value-Add Path - In addition to below-market in-place rents, two developable parcels (1.5 and 7.5 acres) offer expansion or disposition potential.

Prime Regional Connectivity - The facility boasts 1,800 ft of direct I-86 frontage, linking Buffalo, Rochester, Syracuse, and NYC, with access to over 6.7M consumers within a 3-hour drive and 22M consumers within a 4-hour drive.

Tight Market Fundamentals - Elmira/Corning submarket features 4.0% industrial vacancy, 40%+ rent growth since 2019, and limited new supply, supporting continued rent appreciation.



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