



**Pyramid Brokerage
Company**

FOR SALE
17 AVIATION DRIVE
BIG FLATS, New York

ELMIRA CORNING REGIONAL AIRPORT (ELM)

INTRODUCTION

17 Aviation Drive is a premier industrial facility located in the Northeast that was designed as a delivery center for the Aviation Industry and is currently available. The approximately 70,000 SF facility was renovated in 2012 and is on the Elmira Corning Regional Airport (ELM) with immediate access to I-86. The building features heavy power, 1 - 120' wide hangar doors that border the tarmac with direct access to the runway, and offices and customer suites. The region has a strong available labor pool with many having aviation/aeronautical skills. Considered the "Gateway to the Finger Lakes Region," the area has much to offer including the Corning Museum of Glass, Watkins Glen International and the Finger Lakes Wine Trail. Many national and global companies have a presence here including : Corning Incorporated, Siemen's, Jabil, DeMet's Candy Company, Sally Mae, Anchor Glass, CAF USA, U.S. Salt, Cargill, Kennedy Valve, CVS, Nucor Steel, Hilliard Corporation and Hardinge Inc. Numerous educational institutes are in the region and include Cornell University, Ithaca College, Elmira College, Alfred State College, Alfred University, Keuka College, Mansfield University and Corning Community College. If your company is looking to relocate or expand, this facility and the area are well worth the look!

For more information, contact:

Michael J. Manzari, CCIM, SIOR
Real Estate Broker
607 937 9720 ext. 301
mmanzari@pyramidbrokerage.com

8 Denison Parkway East, Suite 401
Corning, New York 14830
phone: +1 607 937 9720

pyramidbrokerage.com



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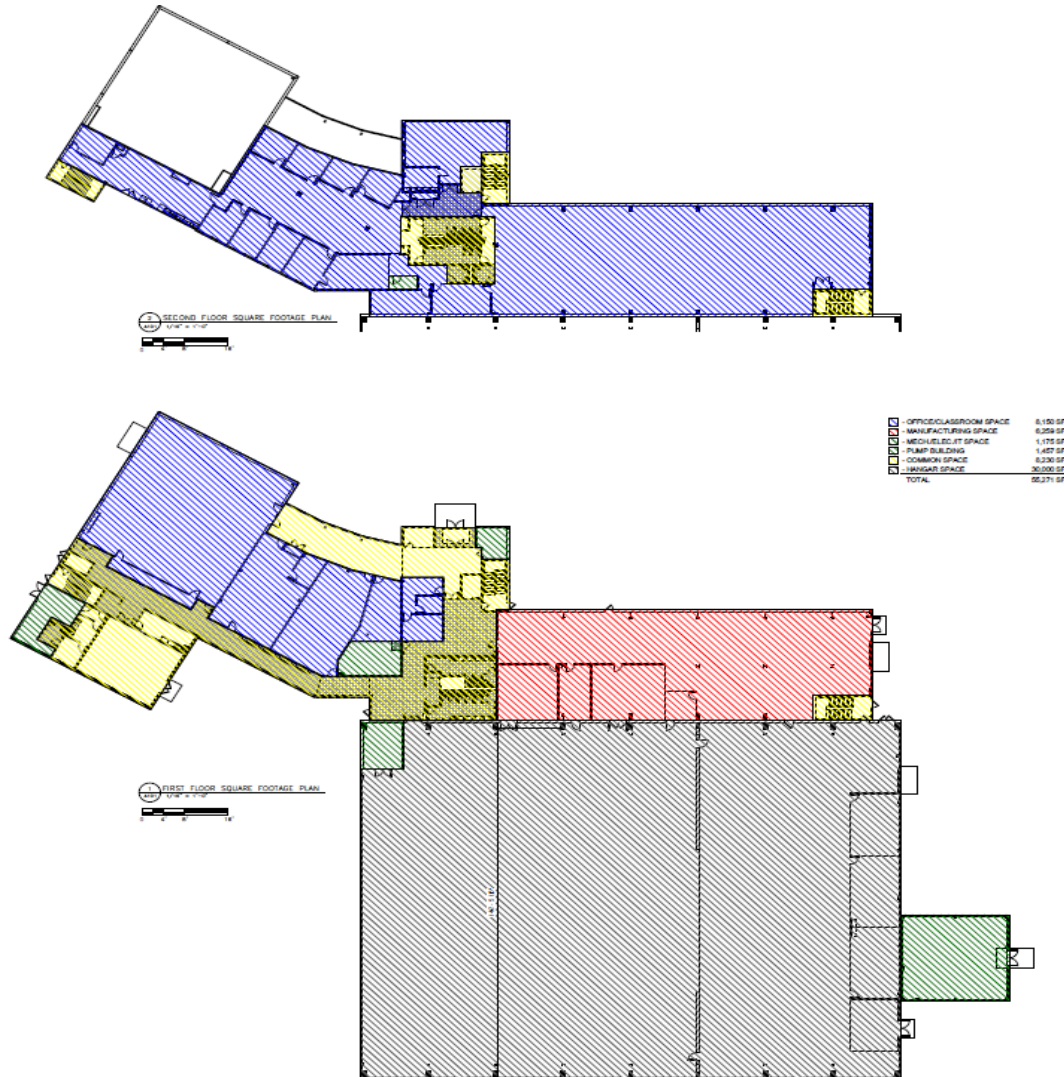
SPECIFICATIONS

Size	70,000 SF total	Expandable by 100,000sf ++
Hanger	30,000sf with 120' W door	
Lot Size	TBD - ground lease	
Parking	TBD	
Renovated	2012	
Zoning	Airport Business District	
Mechanical	<p><i>HVAC:</i> Partially air conditioned, air handlers, unit heaters, rooftops and radiant heaters</p> <p><i>Sprinkler:</i> Wet system (a foam suppression in hangar in place and needs to be completed)</p> <p><i>Air:</i> Ingersoll Rand Air Compressor System</p>	
Construction	<p><i>Walls:</i> Insulated metal panel</p> <p><i>Floor:</i> Reinforced concrete</p> <p><i>Roof:</i> Metal insulated</p>	
Security	Guard shack at main entrance with electronic controlled gate and perimeter is completely fenced with barbed wire. GE Interlogix's card Access system thru out buildings	
Utilities	<p><i>Gas:</i> NYSEG</p> <p><i>Power:</i> NYSEG</p> <p><i>Water:</i> Town of Big Flats</p> <p><i>Sewer:</i> Chemung County</p> <p><i>Telecommunications:</i> Verizon, Spectrum, and the Southern Tier Network.</p>	
Incentives	N.Y.S. and Chemung County may provide tax abatements & corporate tax credits	



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OFFICE & DISPLAY HANGAR



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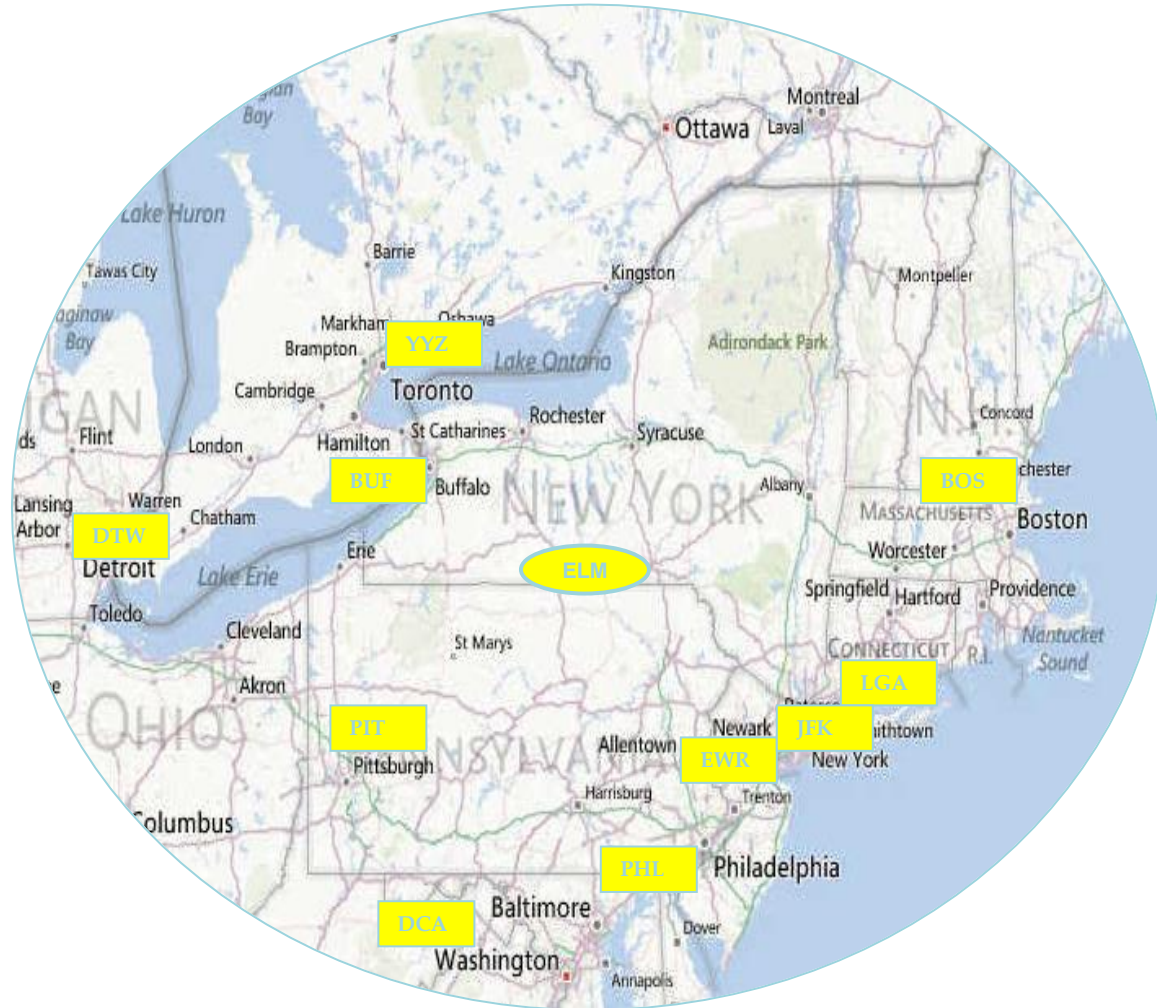
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Elmira Corning Regional Airport (ELM)

Latitude	N 42° 09.59'
Longitude	W 76 °53.50'
Acreage	951
Elevation	955
Runway	6/24 Asphalt-Grooved Length 8,001' Width 150'
Runway	10/28 Asphalt-Grooved Length 5,404' Width 150'
Runway	5/23 Turf Length 2,017' Width 150'
ATCT	6:00am - Midnight

City	Nautical Miles (from ELM)	General Aviation Jet (min)
Boston BOS	262	39
Chicago (MDW)	486	73
Detroit (DTW)	288	43
Newark (EWR)	151	36
New York (JFK)	168	40
New York (LGA)	159	38
Philadelphia (PHL)	156	37
Pittsburgh (PIT)	181	27
Toronto (YYZ)	151	23
Washington (DCA)	198	N/A





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