

**FOR LEASE \$6.00 - \$10.00 SF NNN**

# PREMIUM 60,000 SF OFFICE BUILDING

## Property Highlights

- 2-story, 60,000 SF on 14.8 acres
- Beautiful brick building built in 1999
- 400-vehicle parking lot
- Can be leased in its entirety or divided
- Secure lobby area
- Break rooms on both floors
- Fitness room with showers
- Large training room on the 2nd floor
- Large meeting room on the 1st floor
- Game/entertainment room on the 1st floor
- Fully furnished
- Numerous private offices
- Large open area with cubicles
- Large glass atrium with natural lighting

## Location Highlights

- Located in Airport Corporate Park North, just minutes from I-86.
- A short drive to the Elmira–Corning Regional Airport.
- Surrounded by numerous businesses, including X-Gen Pharmaceuticals, Hunt Engineering, Micatu, John Ullman & Associates, Repsol, Demetts, Mirion Technologies, Emhart Glass, and many others.
- Airport Corporate Park South will be home to a new 150,000-square-foot Amazon last-mile facility scheduled for construction in 2026.
- Just a short drive to a retail shopping hub with over 3,000,000 square feet of retail space.
- **Landlord is Motivated to Lease**

## EXCLUSIVE CONTACT

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