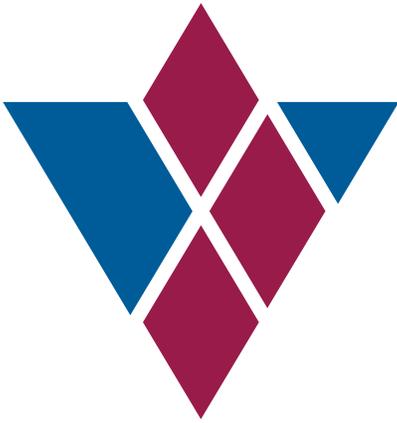


**23,055 sf of warehouse area  
AVAILABLE**



# VICTORY

## BUSINESS CENTER

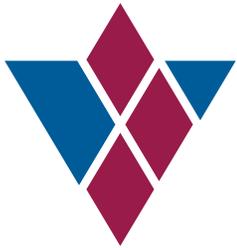
340 Upper Oakwood Ave  
Elmira Heights, NY 14903

## Affordable office and industrial space

**Victory Business Center** in the Town of Elmira Heights, New York is a distribution center of approximately 270,000 SF on 12.4 acres.

Recent renovations include improved exterior aesthetics, roof replacement and repairs, lighting and signage upgrades, interior demolition, minor building system repairs and enhancements to dock doors/equipment.



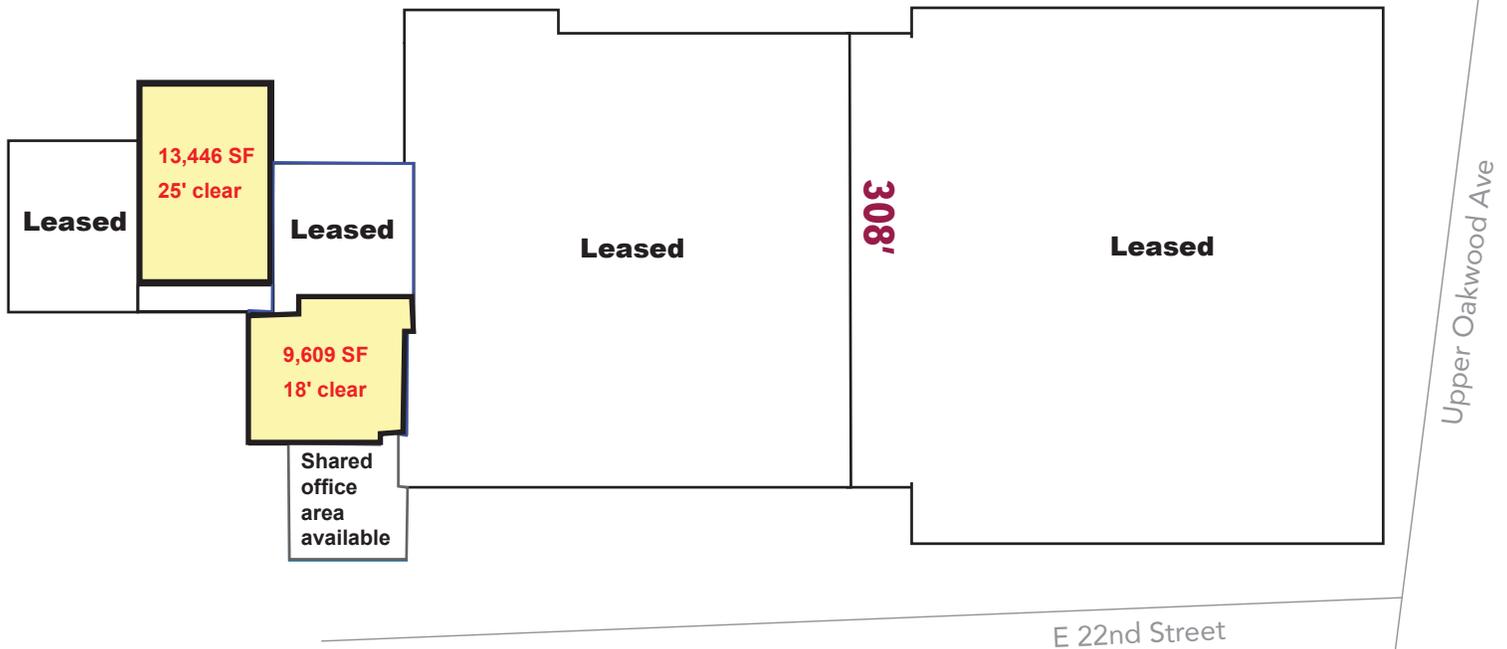


# VICTORY

## BUSINESS CENTER

340 Upper Oakwood Ave,  
Elmira Heights, NY 14903

### SITE PLAN



### SPACE FEATURES

- \$6.00 SF Rate Gross plus snow removal
- 18' & 25' clear heights
- Very competitive rents for small space rental
- Dock doors plus shared loading corridor

Equilibrium Equities, Inc.

325 Sentry Parkway • Building 5 West, Suite 120 • Blue Bell, PA 19422

Office: 215-542-3900 • Fax: 215-542-3909

E-Mail: [info@equilibriumequities.com](mailto:info@equilibriumequities.com) • Web: [www.equilibriumequities.com](http://www.equilibriumequities.com)

**equilibrium**<sup>®</sup>  
E Q U I T I E S , I N C .  
A BALANCED APPROACH TO REAL ESTATE