

Higher Ground Business Park

890 Route 11 | Kirkwood, NY 13795



Offering Overview

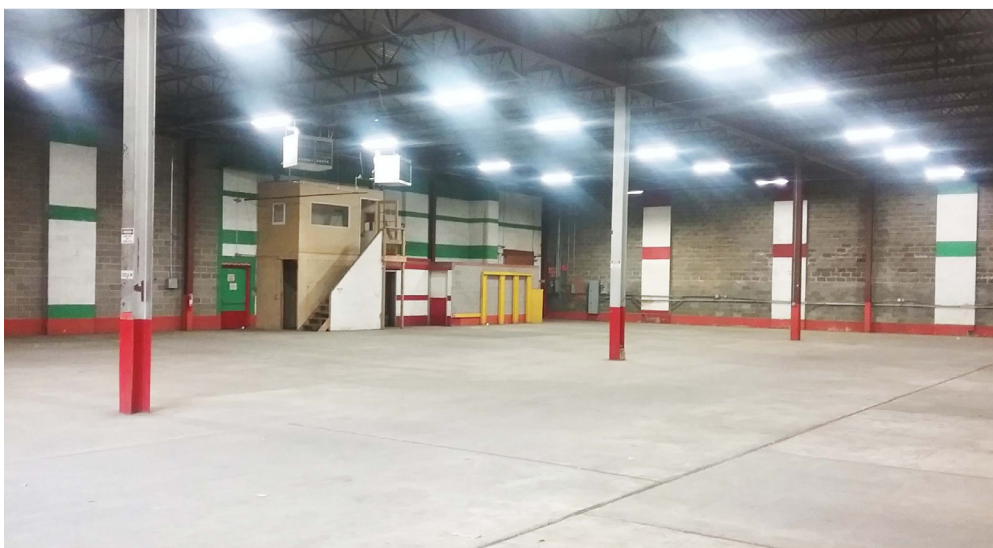
890 Route 11 is a well-located manufacturing/warehouse facility offering convenient access to Interstate Highways 81, 86 & 88 and NY 17 (Southern Tier Expressway). The 15,000 square foot building features 20' ceiling height with dock. Nearby businesses include Amazon, Dick's Sporting Goods, FedEx, Frito-Lay, Toyota Material Handling, and Masonite.

Offering Highlights

- + ±15,000 SF industrial facility with large storage lot
- + 20' Clear Height
- + Highly accessible location near highways I-81, I-86, and I-88, and NY 17 (Southern Tier Expressway)
- + \$7.25/SF

Property Overview

- + ± 15,000 sq. ft. industrial space available
- + 20' ceiling height
- + Raised dock area: 53' x 12'
- + Dock door: 14' x 9'
- + Space includes small office and single ADA restroom
- + \$7.25/SF GROSS plus utilities (no NNN charges)
- + Convenient access to:
 - I-81
 - I-86
 - I-88
 - NY 17 (Southern Tier Expressway)
- + Area related business users:
 - Masonite Corp
 - Erie Supply
 - Amazon
 - Dick's Sporting Goods
 - FedEx
 - Rogers Service Group
 - Finkelstein Tire
 - Raymond Corporation
 - Toyota Material Handling



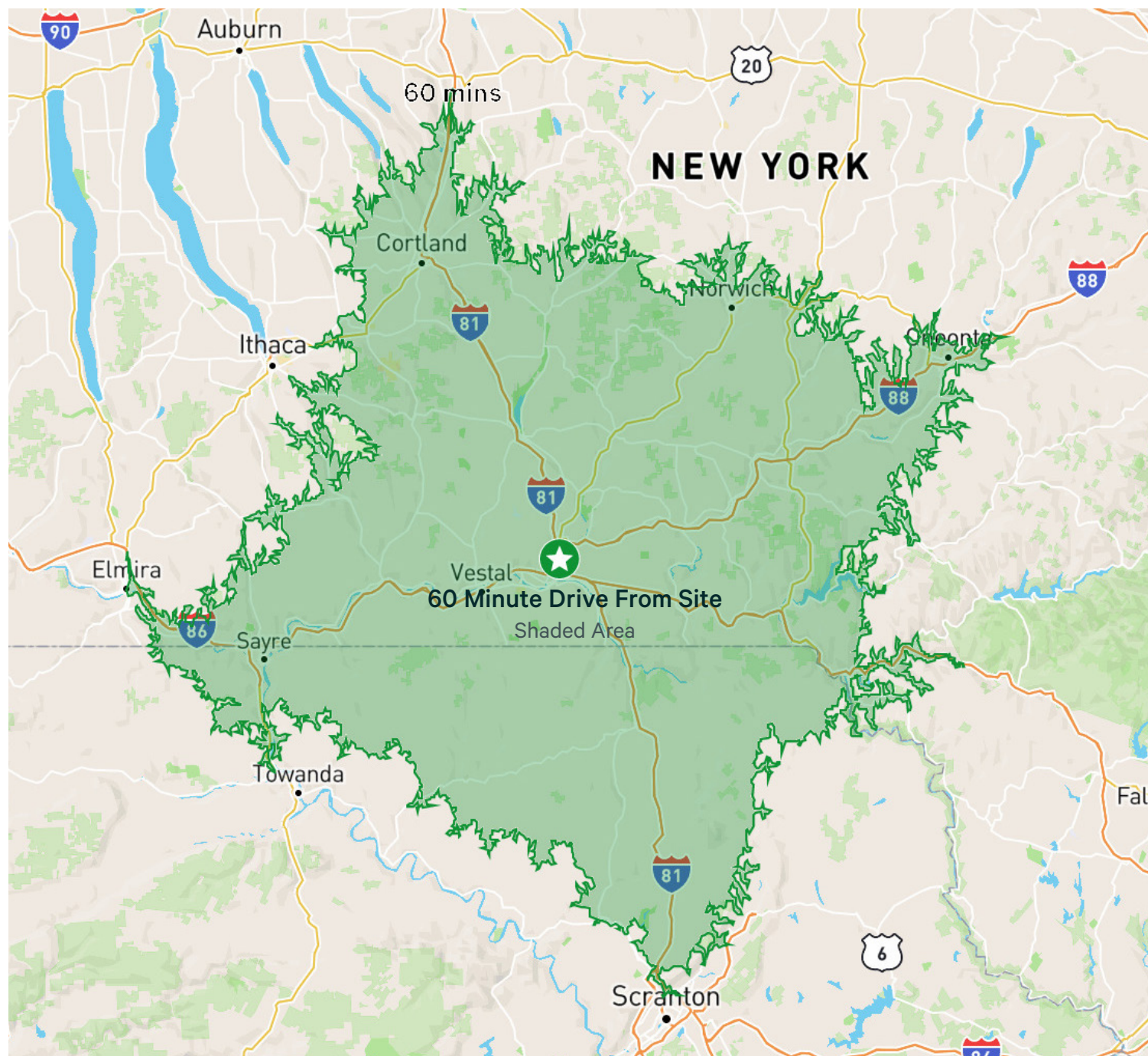
Contact Us

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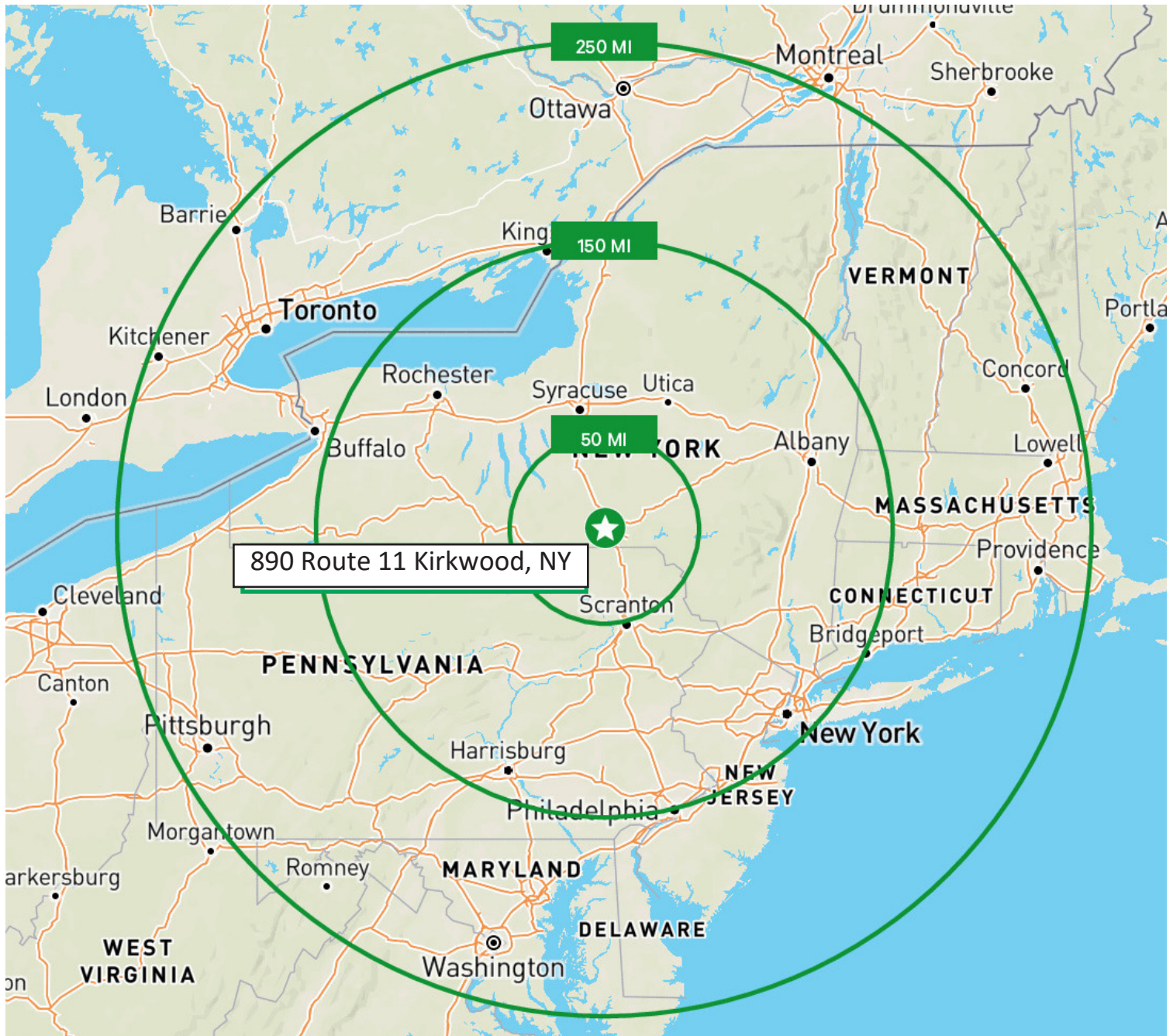
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For Lease



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