

SALE / LEASE
1575 Lake St

1575 LAKE ST
Elmira, NY 14901

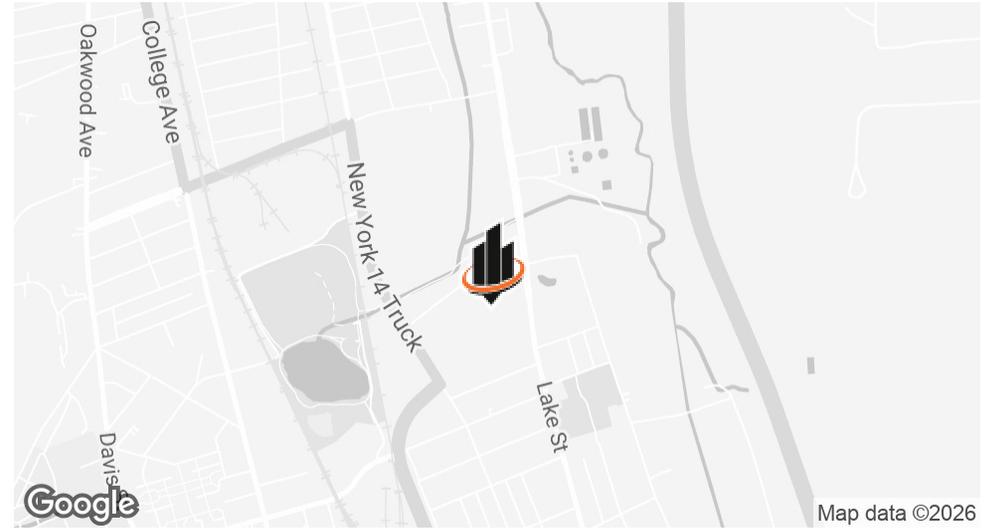
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|--------------------|
| SALE PRICE: | \$3,800,000 |
| LEASE RATE: | \$6.00 SF/yr (NNN) |
| AVAILABLE SF: | 255,000 SF |
| LOT SIZE: | 12.22 Acres |
| BUILDING SIZE: | 255,000 SF |

PROPERTY DESCRIPTION

Presenting a remarkable investment or owner user opportunity in Elmira, NY, this industrial complex is a standout option. Situated a mere 2 miles from the I86 interchange, it offers an exceptional location for manufacturing, warehousing, and distribution. Boasting a total area of 255,000 square feet on 12.16 acres, with an additional 25,000 square feet in two outparcel warehouses featuring 13-foot ceilings. This well-constructed facility includes sturdy cement slab floors and steel I-Beams throughout. It is equipped with 12 elevated loading docks, overhead drive through doors and even features an internal rail system for manufacturing purposes, along with 3-phase electric. There is approximately 18,000 SF of office space, approximately 5,000 SF of high bay warehouse space, and separate warehouses with high ceilings of 25,000 SF each. The versatile nature of this property opens the door to a myriad of potential uses.

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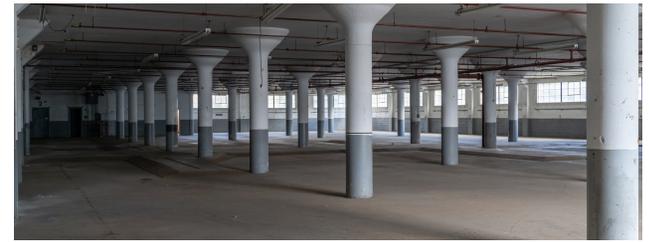
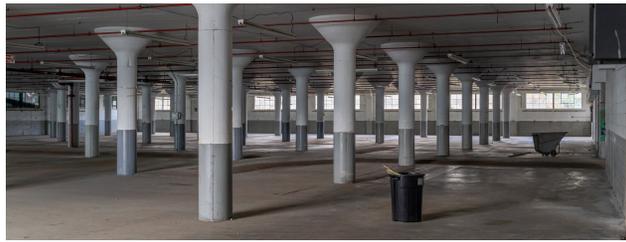
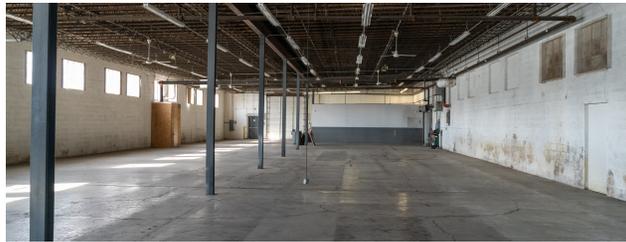
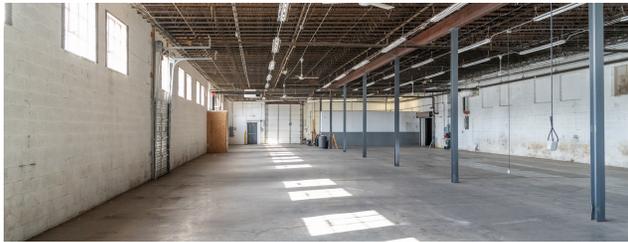
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ADDITIONAL PHOTOS



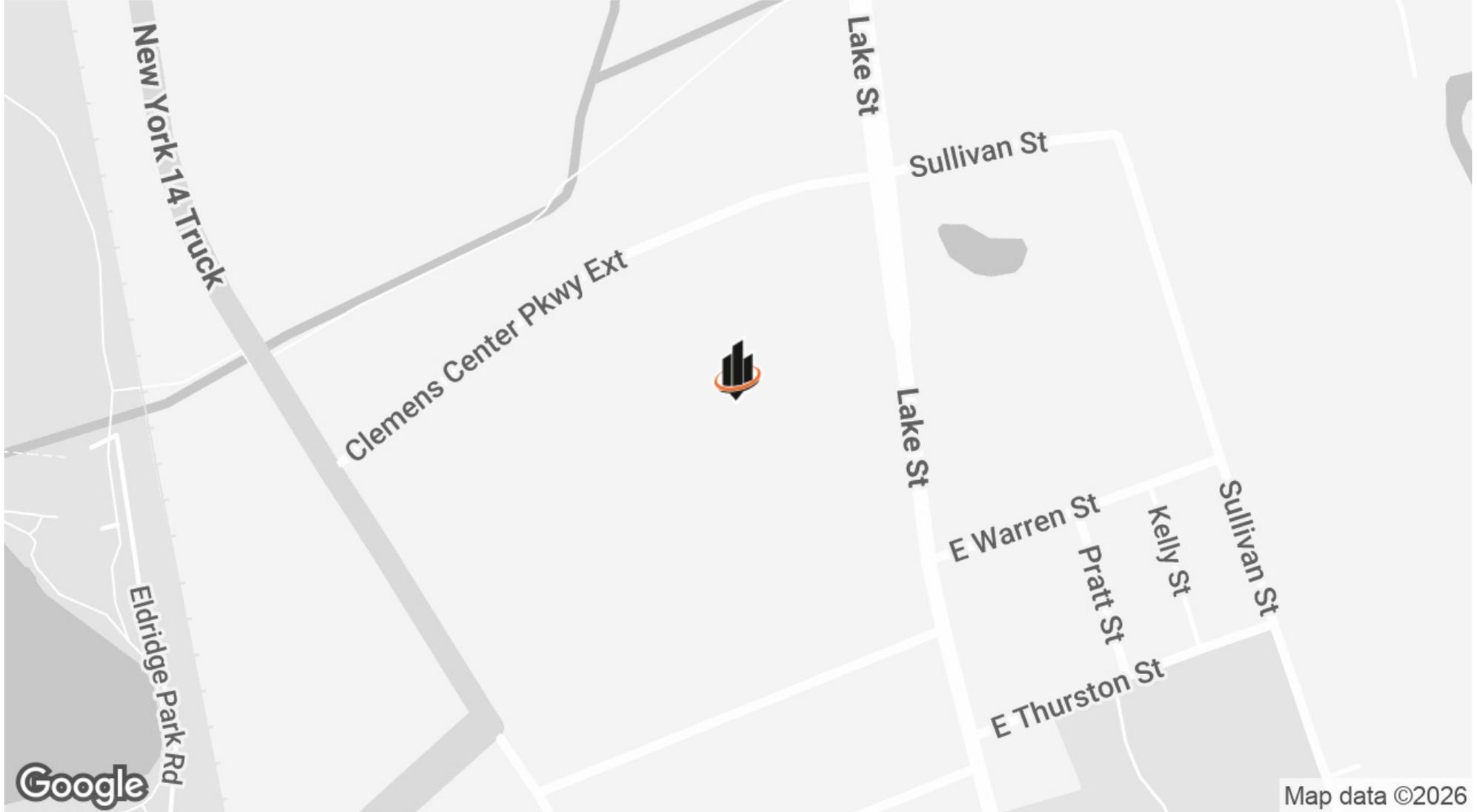
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LOCATION MAP



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