



FOR LEASE: Light Industrial/Flex Space
Future Brockway Square, 41 James St, Homer, NY



\$6-8/SF

Space B (all or a portion of) **13,250 SF**

Space C (all or a portion of) **9,600 SF**

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BROCKWAY SQUARE



Site Plan:

Situated at the heart of Homer's historic village, the newly branded Brockway Square spans four acres primed for redevelopment. This multifaceted project blends residential, commercial, and industrial elements to breathe new life into the historic area. The soon-to-be-vacated 3,000 square foot train station presents opportunities for coffee shops, retail, or offices, while a neighboring 4,800 square foot building aims to host a year-round farmers market and commercial kitchen. Additionally, two warehouses totaling nearly 23,000 square feet provide space for light industrial, warehouse, or flex space ventures.

PROPERTY DETAILS

GENERAL

Location/Access:	Homer, NY is located equidistant between Syracuse and Binghamton in Central, NY. The James Street facility is situated in the village a short distance from the Interstate Route 81 access. Rail access on western property border.
Municipality:	Village of Homer, Cortland County
Zoning:	Industrial
Tax Map ID #(s):	66.74-01-04.000; 66.74-02-34.000; 66.74-02-32.000; 66.74-02-33.000; 66.74-02-34.000
Acreage:	4.1 Acres
Frontage:	65' on James ST
Year Built:	Small portion built in 1909, large improvements made in 1959 and 1995.
Construction:	Concrete block with wood and steel in older section. Steel with exterior metal clad including roofs in newer warehouses
Fire System:	Fully Sprinkled
Heat:	Gas fired hot air
Light:	Halogen lights, ceiling hung
Parking:	50+ (paved area about 45,000 SF)



PROPERTY DETAILS

SPACE "B"

Warehouse SF:	13,350 SF
Office SF:	3,000 SF total, 1,000 SF inside Building B and another 2,000 SF added on
Ceiling Height:	19', just shy of "high-bay"
Docks:	Two 8' x 8' loading docks with mechanical levers
Access:	Direct vehicle access from Elm St Side, as well as indirect access from James St
Construction:	Steel with exterior metal clad including roof



PROPERTY DETAILS

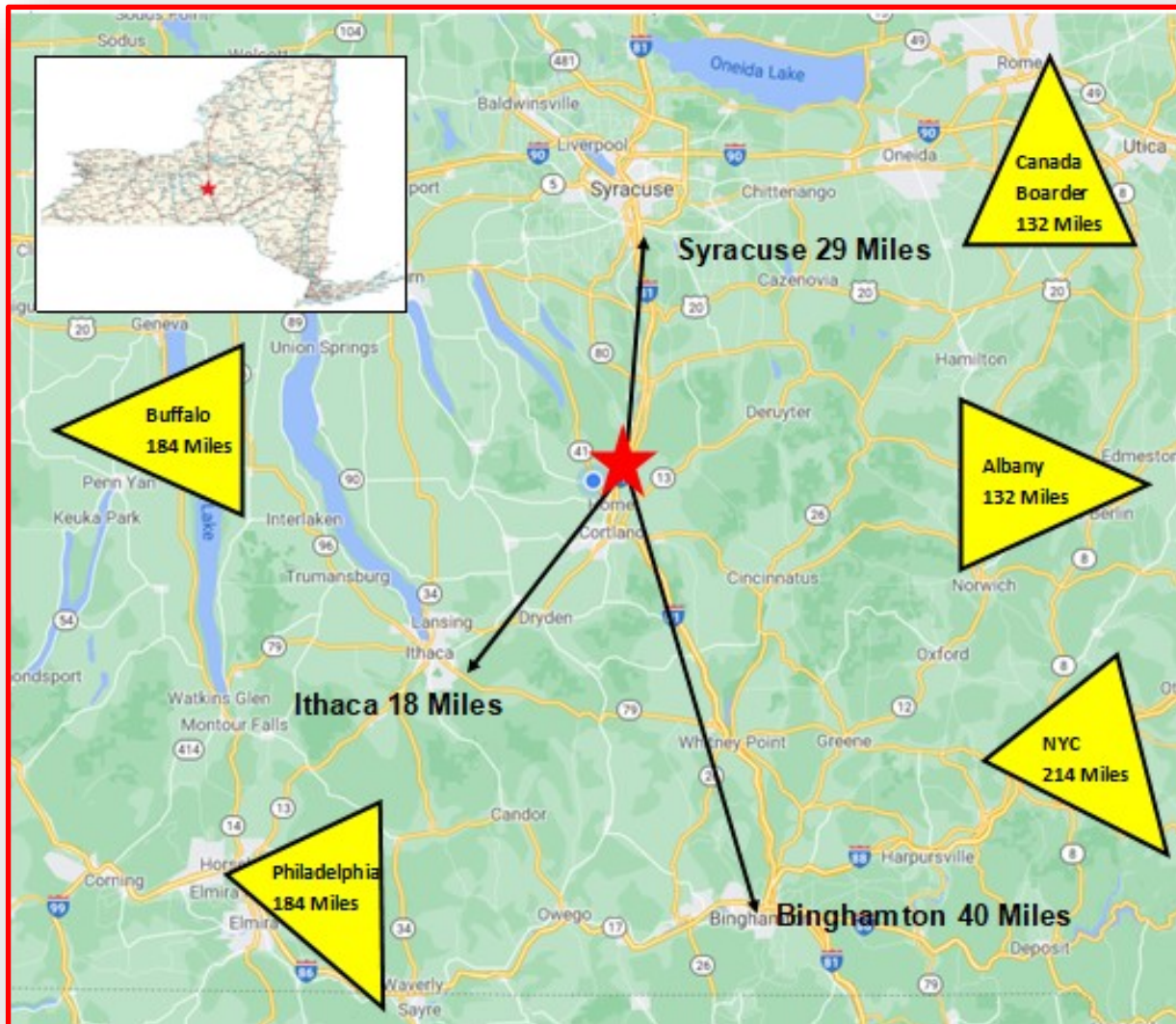
SPACE "C"

Warehouse SF:	9,600 SF
Ceiling Height:	Pitched roof, 16-18' clearance
Docks:	Two 10' x 10' ground level overhead doors
Access:	Direct vehicle access from Elm St Side
Construction:	Steel with exterior metal clad including roof



LOCATION MAP

41 James ST, Homer, NY, 13077



Centrally located in NYS

30 Minute Statistics:

Population 125,800

4,900 businesses

92,200 employees



HOMER, NY

Homer is located centrally in New York State, almost halfway between Syracuse and Binghamton down I-81 making its location advantageous for regional distribution. The Village of Homer, NY is a beautiful place to live, work and play. It offers arts, history, fabulous schools, and a welcoming community of people who love their Village and look out for one another. For these reasons, Homer is a great community for people of all ages. The Village of Homer is home to a diverse array of businesses, non-profits and organizations, making it an attractive location to set up or relocate your business to.

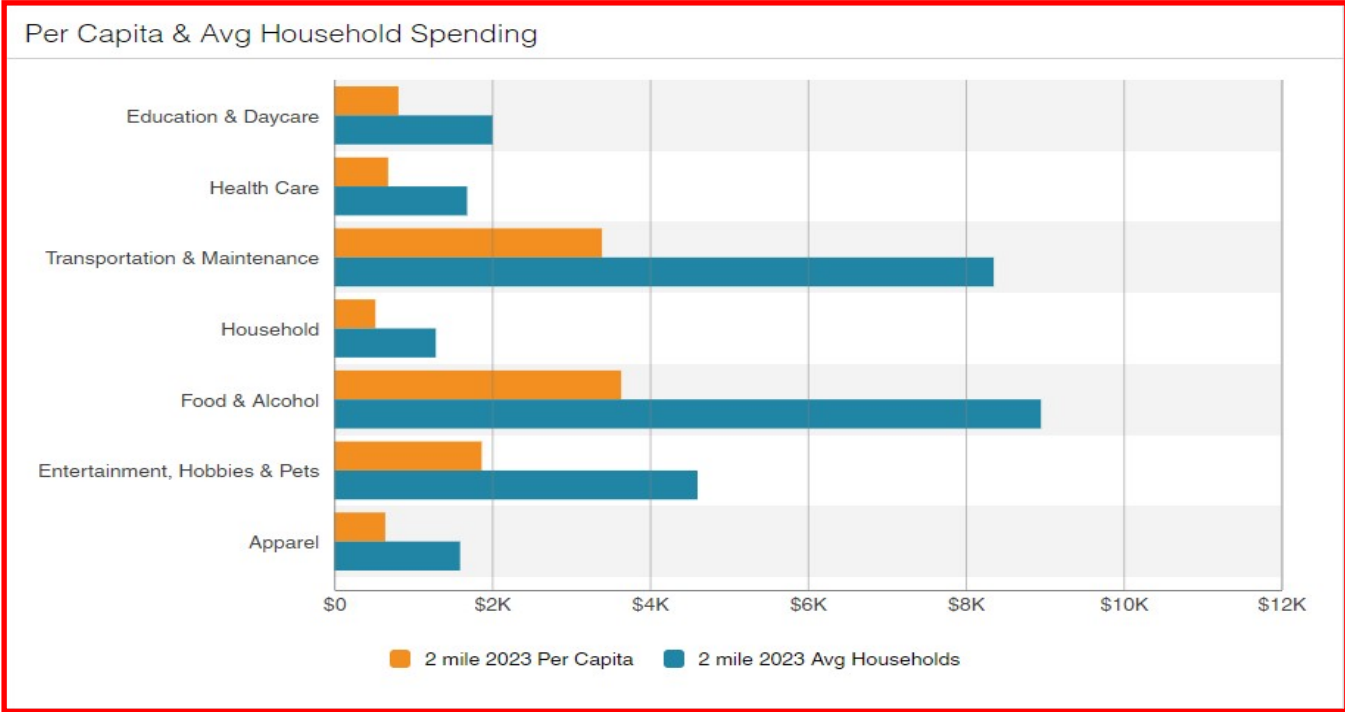


LOCAL DEMOGRAPHICS

****Within 2 miles of 41 James ST,
Homer, NY, 13077****

Population	
	2 mile
2010 Population	6,342
2023 Population	5,927
2028 Population Projection	5,797
Annual Growth 2010-2023	-0.5%
Annual Growth 2023-2028	-0.4%
Median Age	42.3
Bachelor's Degree or Higher	33%
U.S. Armed Forces	10

Income	
	2 mile
Avg Household Income	\$92,823
Median Household Income	\$67,929
< \$25,000	362
\$25,000 - 50,000	474
\$50,000 - 75,000	474
\$75,000 - 100,000	314
\$100,000 - 125,000	271
\$125,000 - 150,000	153
\$150,000 - 200,000	146
\$200,000+	212



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