

FOR SALE

1037 Powers Road

Conklin, NY



EXCLUSIVE

PRICE REDUCED

INDUSTRIAL & OFFICE COMPLEX

- 37,000 square feet of meticulously maintained office and industrial space.
- 8,000 square feet of recently renovated offices with Class A finishes.
- 29,000 square feet of industrial space suitable for manufacturing or warehouse.
- Location: Immediately adjacent to Conklin Corporate Park; 2.5 miles from I-81 exit 1.

DETAILS

BUILDING SIZE	37,000+/- SF
PARCEL SIZE	2.62 Acres
TAX ID	178.04-1-4
ZONING	Limited Industrial
FEMA INFORMATION	Out, existing & preliminary
TAXES	\$24,709
ASKING	\$1,750,000

Contact

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FEATURES OF THIS TENANT READY SPACE INCLUDE:

- 35 space parking lot recently resurfaced – can be enlarged
- 4 loading docks plus grade level door
- Building air conditioned and fully sprinklered
- Office area has impressive reception area; full kitchen plus break area, bull pen partition with wired cubicles and fitness facility (equipment separately available)
- Electrical service in industrial bays includes two 800-amp panels, 3 phase at 120/240 volts
- Ceiling clearances are 13.5 to 15 feet
- 9,000 square foot industrial area 1 has grade level door
- 20,000 square foot industrial area 2 has 24'x75' column spacing, 4 docks, restrooms and office area
- Additional parking lot approved for development on approximately .62 acres north of the building

MAJOR CAPITAL IMPROVEMENTS

The subject property has seen nearly \$600,000 worth of capital improvements, furnishings and equipment in the last three years. Included in the changes are;

- Roof sealed and spray coated (white) 2022 reducing HVAC costs drastically
- Parking area repaved with new curbing and landscaping
- Offices renovated in 2023, including white noise system in the bullpen area
- Industrial Space improved with new HVAC units, insulation, dock levelers and new steel doors
- New water heaters
- 28 hard wired PoE cameras installed in 2023 providing full coverage of the asset; 16 locations currently activated

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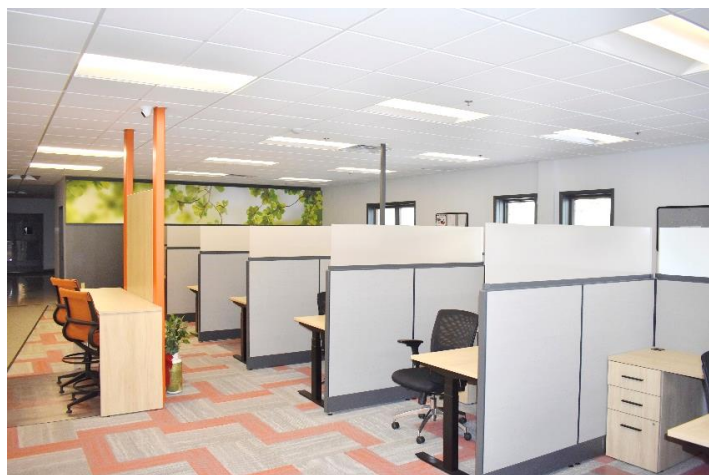
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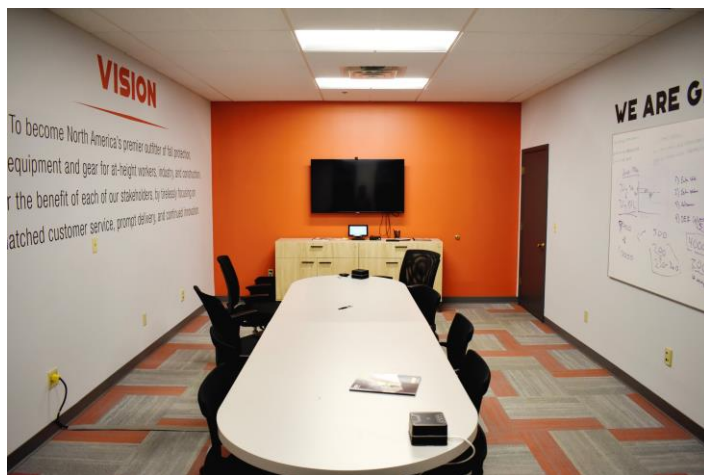
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Main Entrance



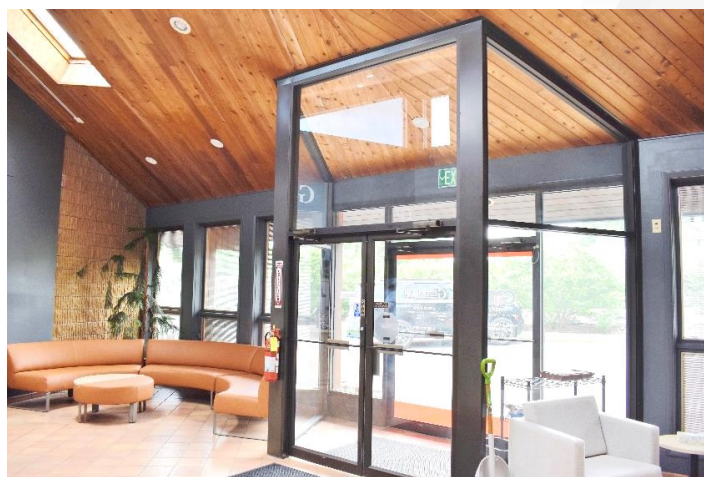
Open Office Area



Conference Room



Full Kitchen



Entrance

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Exercise Area



Industrial Area 1



Industrial Area 2



Dock Area

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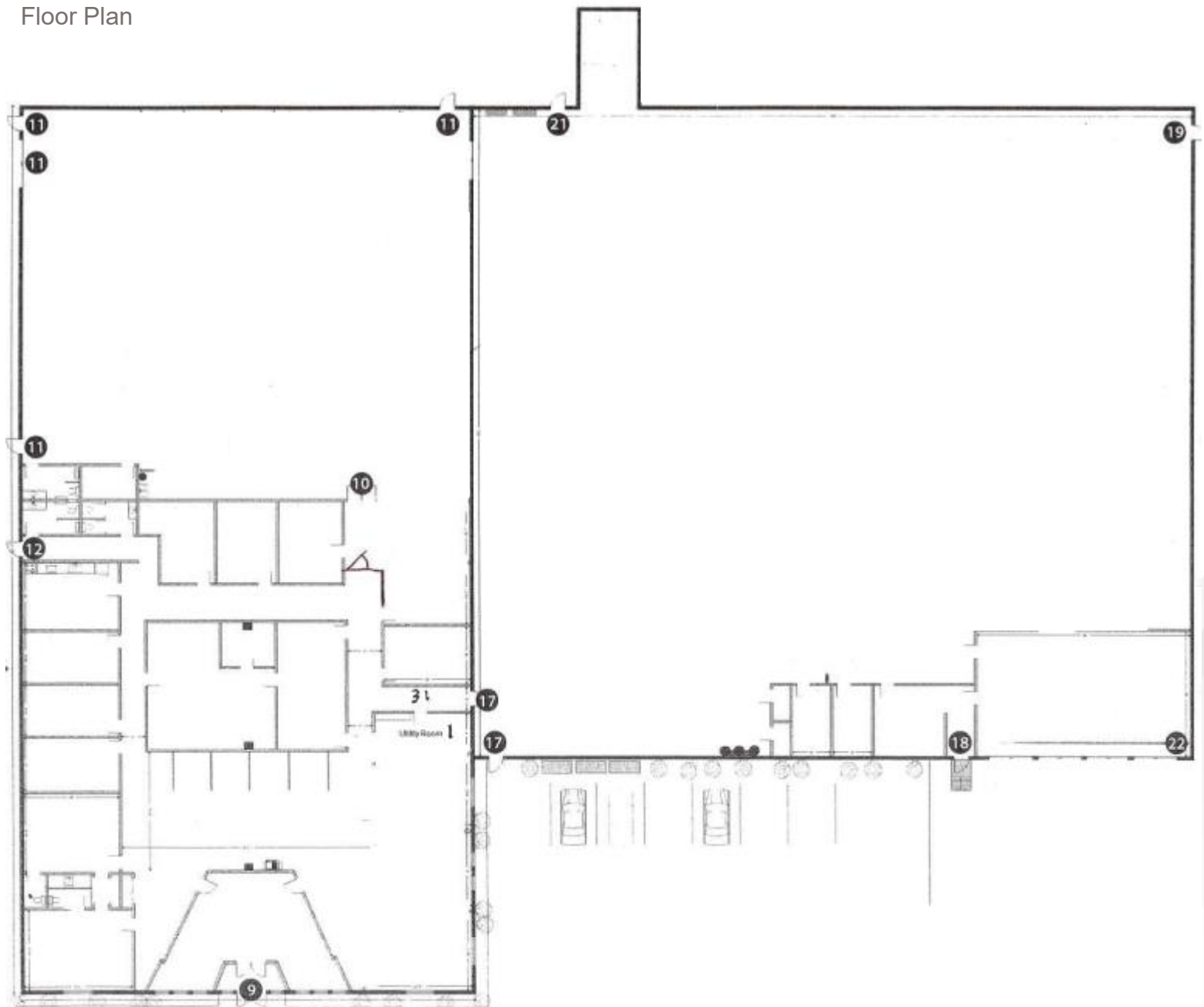
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Floor Plan



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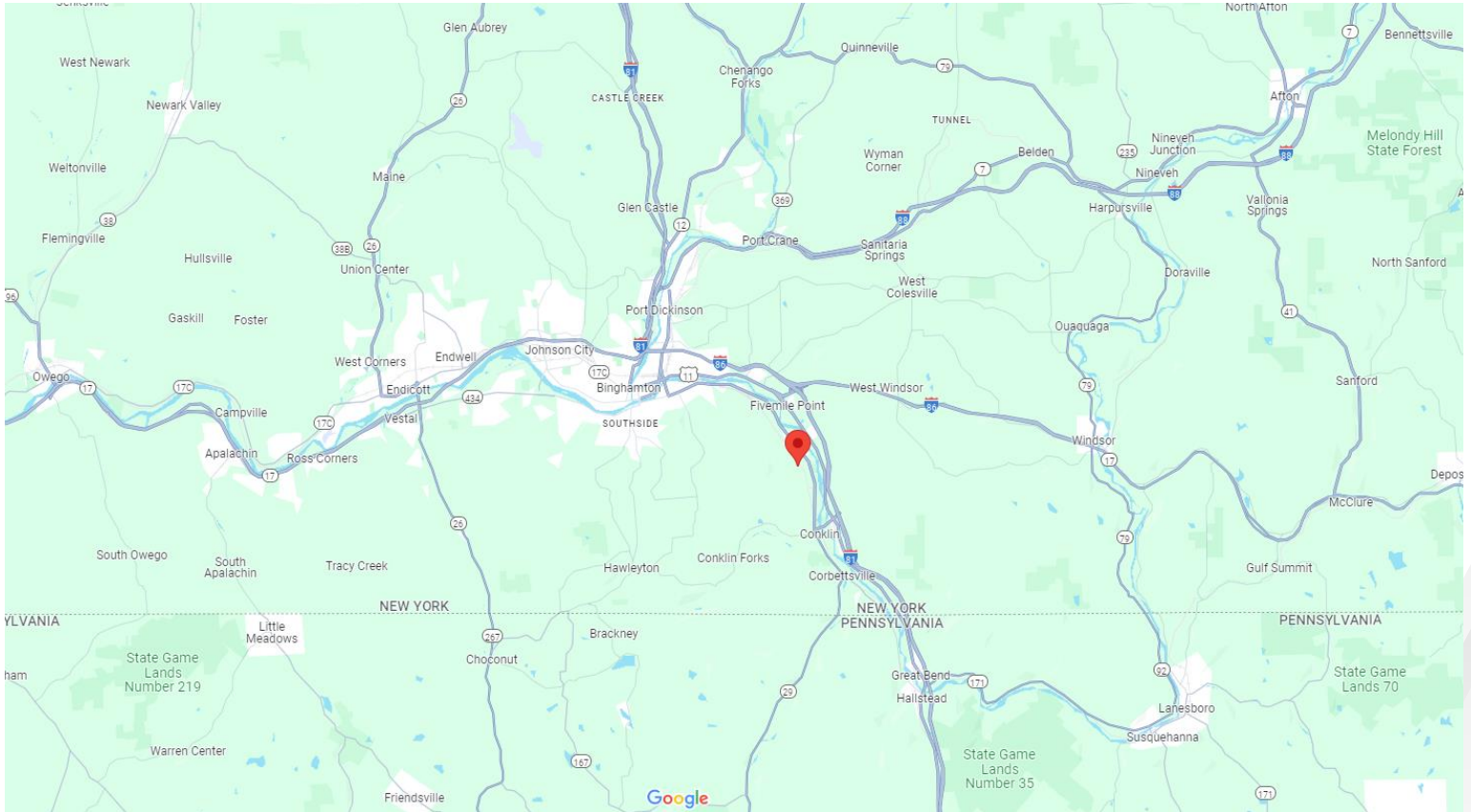
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