



AVAILABLE 2/1/25 | **104,177 SF**
11 BECKWITH AVE | **BINGHAMTON, NY**



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



**6.2 ACRE PAVED
LOT FOR TRAILER
PARKING**



CAFETERIA



**SPECIALIZED LAB
ROOMS**



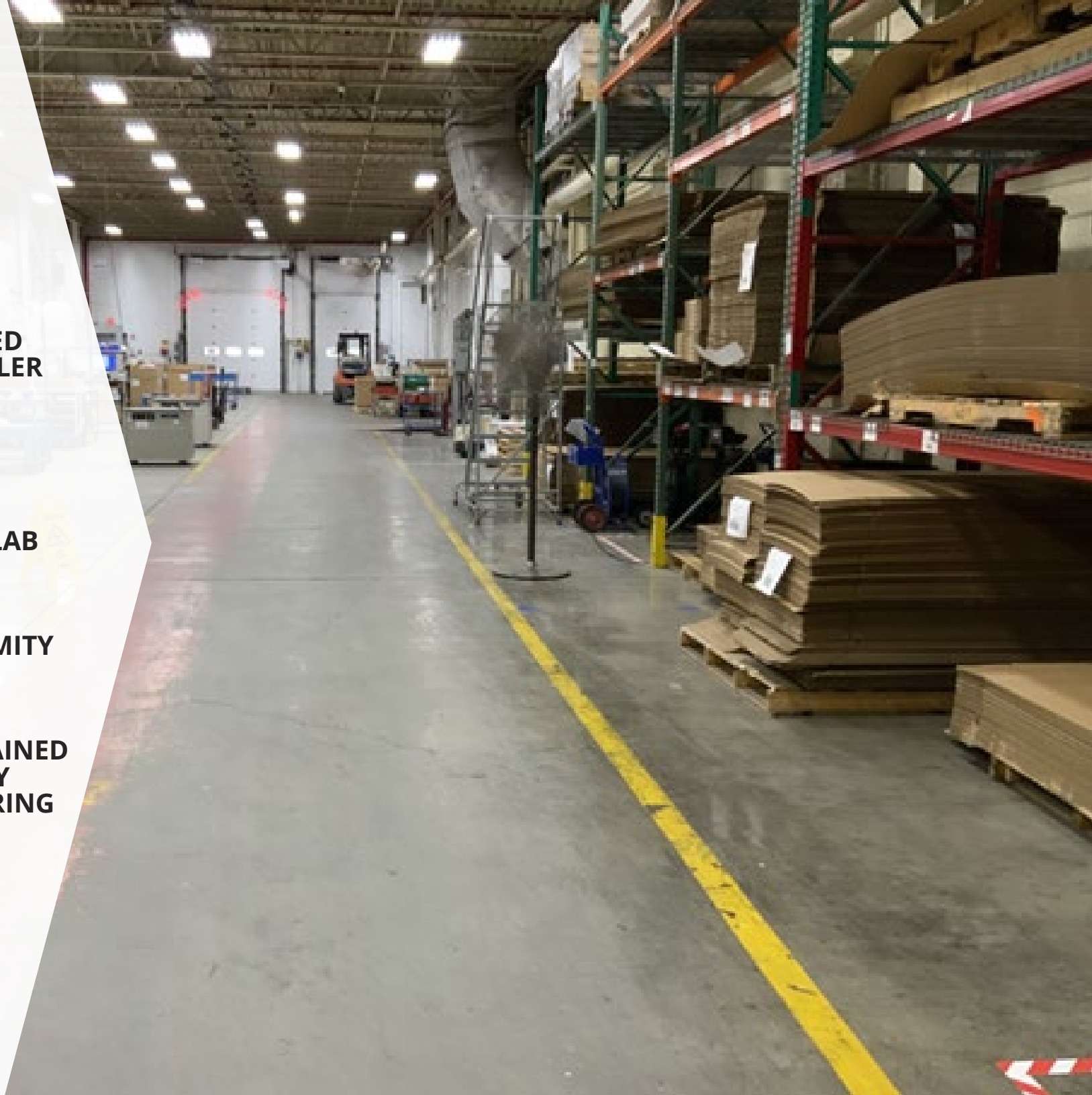
**CLOSE PROXIMITY
TO I-88**



**WELL-MAINTAINED
HIGH-QUALITY
MANUFACTURING
SPACE**



**RECENTLY
RENOVATED
CORPORATE
OFFICE SPACE**



PROPERTY DETAILS

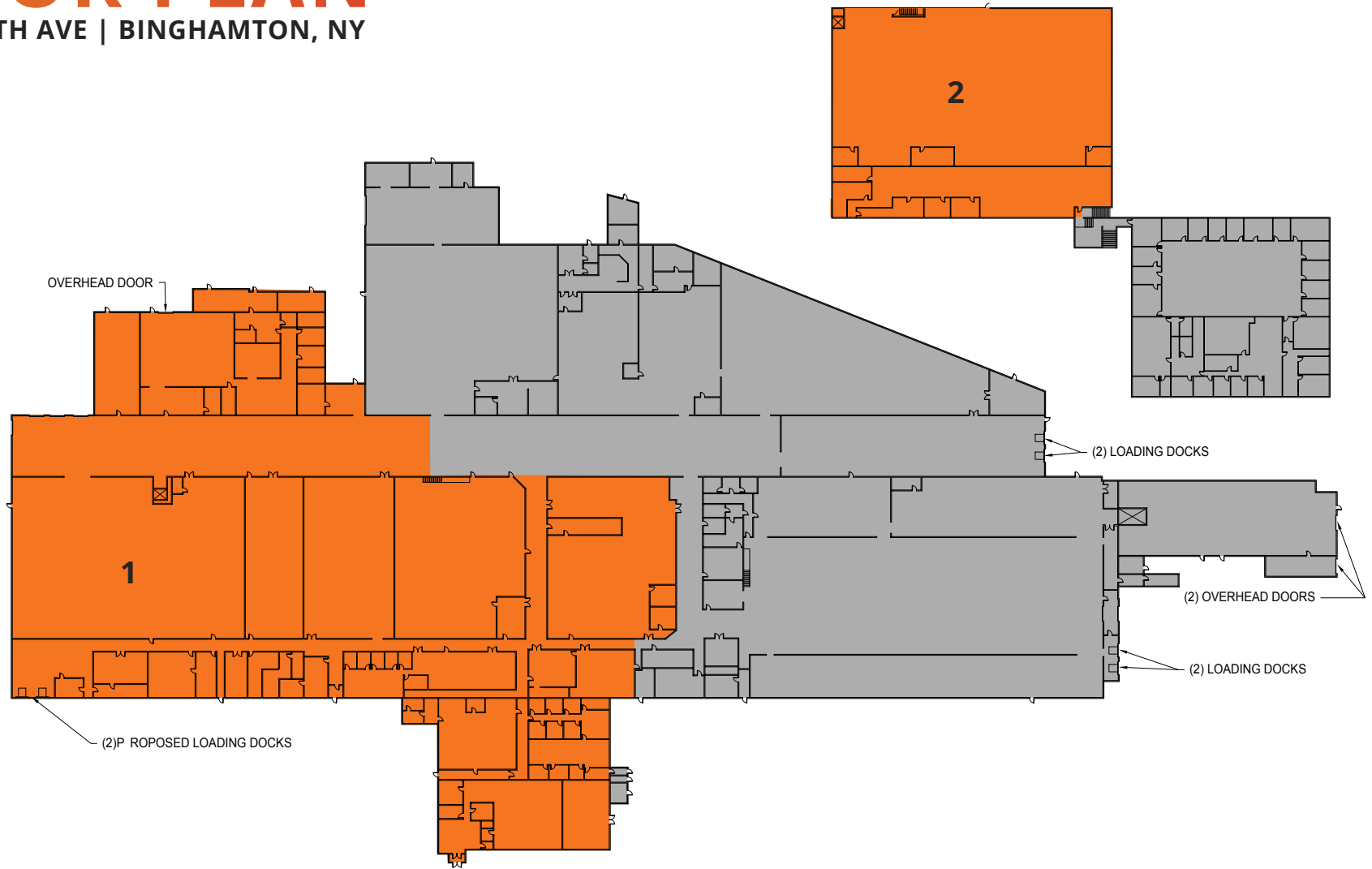
11 BECKWITH AVE | BINGHAMTON, NY

AVAILABLE SPACE	104,177 SF (Available 2/1/2025)
DOCK DOORS	4
DRIVE-INS	5
FLOORS	Reinforced Concrete
YEAR BUILT	1960
FIRE SUPPRESSION	Wet
POWER	Heavy
PARKING	199 Surface Spaces
LAND AREA	15.3 Acres
RAIL	Adjacent Rail Line via Erie-Lackawanna Railroad
ZONING	I: Industrial District
PARCEL ID	129.05-4-4 129.05-4-4

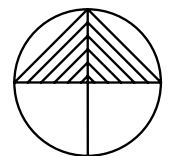


FLOOR PLAN

11 BECKWITH AVE | BINGHAMTON, NY



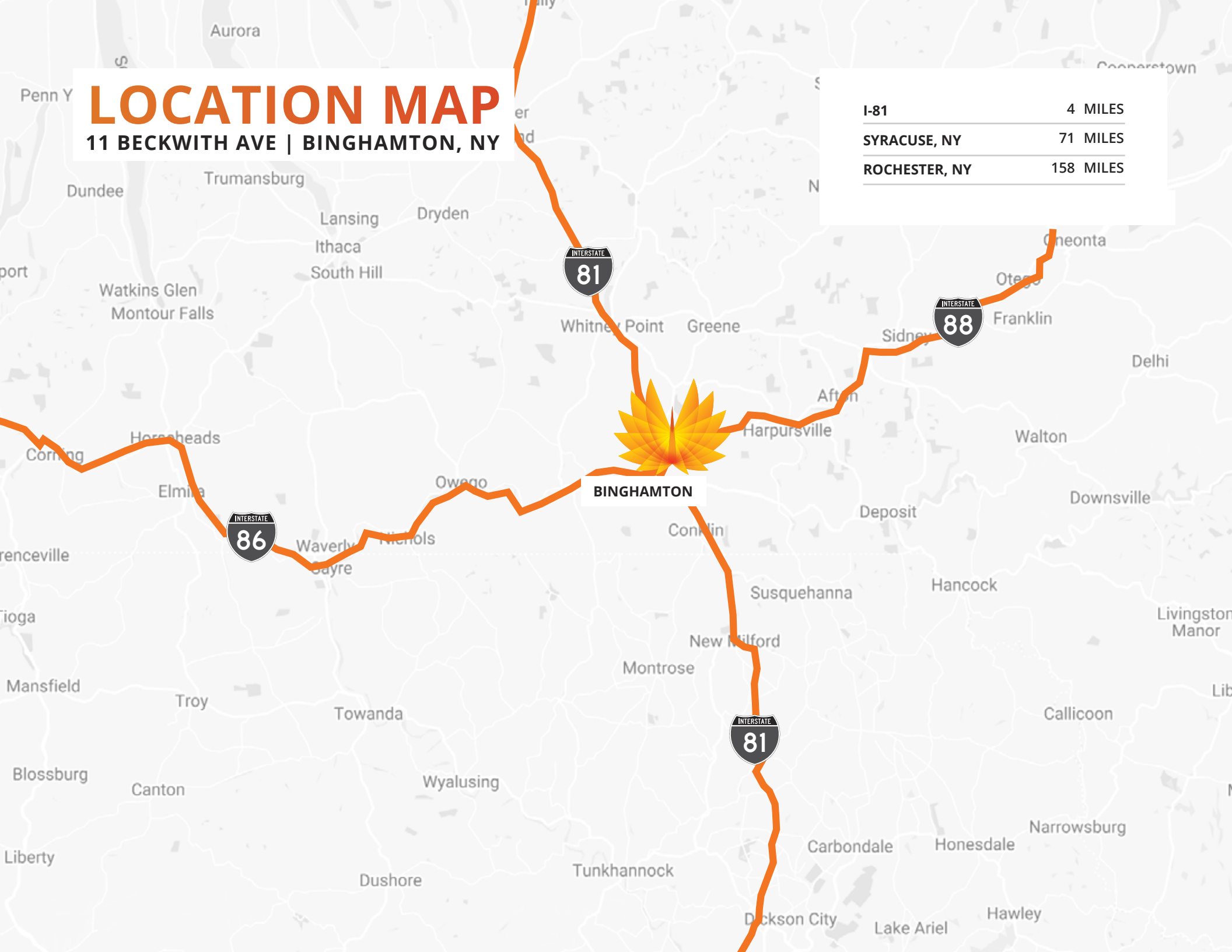
NUMBER	SPACE DESIGNATION	SQUARE FEET
1	FIRST FLOOR	88,353 SF
2	SECOND FLOOR	15,824 SF
TOTAL		104,177 SF



LOCATION MAP

11 BECKWITH AVE | BINGHAMTON, NY

I-81	4 MILES
SYRACUSE, NY	71 MILES
ROCHESTER, NY	158 MILES





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