



*For Sale*

# 27,684 SF Craned Industrial Building

23 Donway Court, Elmira

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*\*Sales Representative*

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# The Opportunity

**27,684 SF Craned Industrial Building on 2.06 AC**

Colliers is pleased to offer for sale this modern, 27,684 square foot industrial building situated on 2.06 acres. The fully air conditioned building features 2 x 5 ton cranes, dock and drive in loading, 25' clear height and nicely finished office space. The property is zoned EM-5 which permits many uses and allows for outside storage. Well located in Elmira with easy access to Highway 85.



## Property at a glance



**27,684**  
Square Feet



**2.056**  
Acres



**25'**  
Clear Height



**Dock & Drive-In**  
Shipping Doors



**2 x 5-Ton**  
Cranes

# Property Specifications

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<b>Building Area</b>	27,684 SF
<b>Land Area</b>	2.056 AC
<b>Clear Height</b>	25'
<b>Power</b>	600V 600A
<b>Shipping</b>	2 x 8' x 9' Grade Level 1 x 16' x 14' Drive-In
<b>Zoning</b>	EM-5
<b>Property Taxes</b>	\$58,730 (2024)
<b>Asking</b>	\$8,495,000







**Colliers**

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