

FOR SALE OR LEASE

1239 Campville Road

Endicott, NY



EXCLUSIVE



## INDUSTRIAL & OFFICE COMPLEX

- Secure state of the art manufacturing facility for sale or lease
- Property boasts 18' to 28' clear height
- Approximately 25,500 square feet of manufacturing/warehouse
- Approximately 4,500 square feet of Class A office
- Constructed with steel frame, block walls and pitched metal roof
- Slab on grad with floors ranging from 6"-12" thick
- Heavy power via (1) 800-Amp, 277/480 Volt, 3 phase, 4-wire
- 73 total parking passes

### DETAILS

BUILDING SIZE	30,090+/- SF
PARCEL SIZE	5.00+/- Acres
TAX ID	156.18-1-8
ZONING	Industrial
FEMA	Out, existing & preliminary
TAXES	\$37,568 (\$1.24/sf)
ASKING	\$2,500,000

- Fully air-conditioned manufacturing space
- Ample employee amenities including break room, nurses station and outdoor seating
- Lease information available upon request

### Contact

**BRUCE "ETHAN" COOK**  
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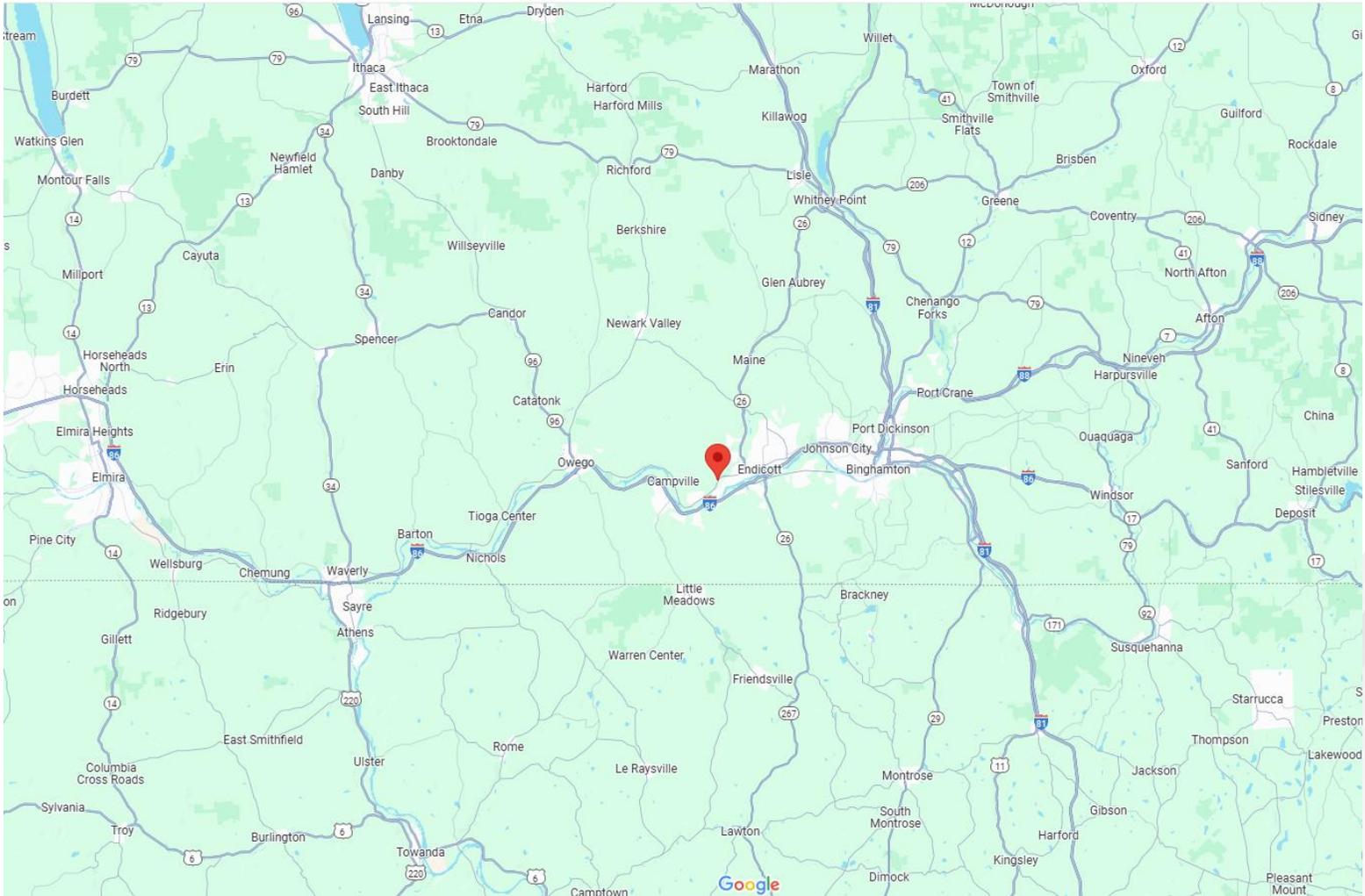
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