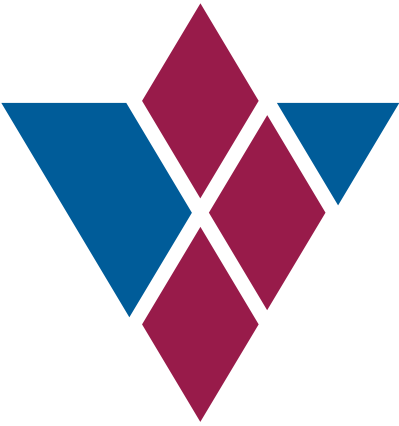


**19,218 to 102,986 sf of industrial space**  
**AVAILABLE**



# VICTORY

## BUSINESS CENTER

**340 Upper Oakwood Ave  
Elmira Heights, NY 14903**

### Affordable industrial space

**Victory Business Center** in the Town of Elmira Heights, New York is a distribution center of approximately 270,000 SF on 12.4 acres.

Recent renovations include improved exterior aesthetics, roof replacement and repairs, lighting and signage upgrades, interior demolition, minor building system repairs and enhancements to dock doors/equipment.



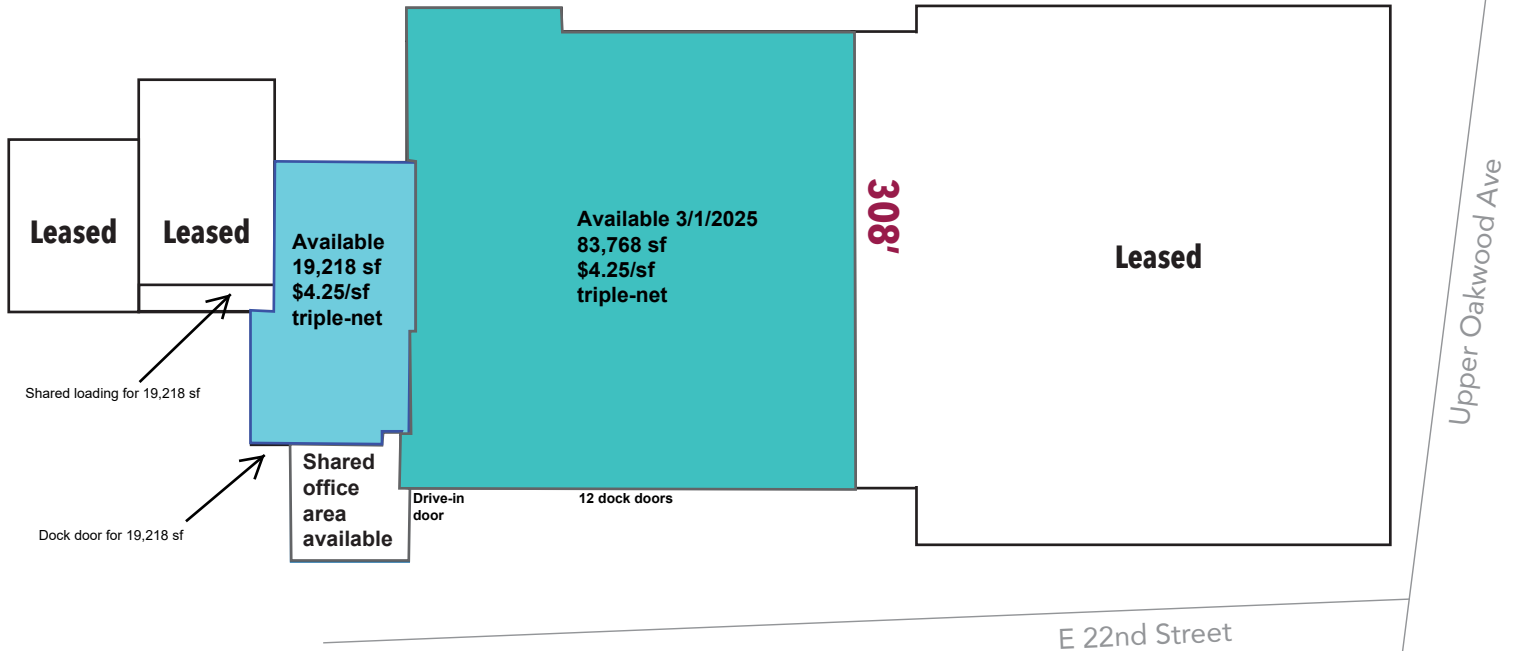


# VICTORY

## BUSINESS CENTER

340 Upper Oakwood Ave,  
Elmira Heights, NY 14903

### SITE PLAN



### SPACE FEATURES

- \$4.25 SF triple-net rent
- 18' clear height
- Heated & sprinklered space
- Excellent loading
- Will divide