

**111,780 SF**  
REDEVELOPMENT OPPORTUNITY

**FOR SALE**

219 VESTAL AVE, ENDICOTT, NY 13760



13 DOCKS,  
2 DRIVE-INS  
(CONCEPTUAL)



UNDER 2 MI TO  
SOUTHERN TIER  
EXPRESSWAY



OWNERSHIP WILL  
SEEK ENTITLEMENTS  
FOR SELF-STORAGE  
USERS



Conceptual rendering



**STANDBROKERAGE**  
COMPANY  
4 Executive Park Drive  
Albany, NY 12203  
standardbrokerageco.com

**TYLER CULBERSON, SIOR**  
President & Principal Broker  
M: (518) 857-0586  
O: (518) 618-0590, ext. 402  
E: [tculberson@standardbrokerageco.com](mailto:tculberson@standardbrokerageco.com)

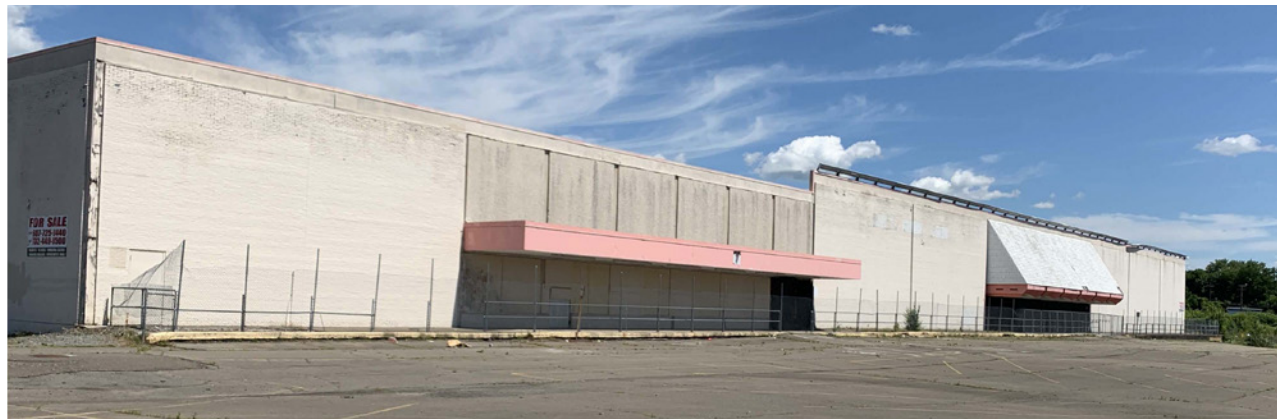
**SHAUN MCDONNELL**  
Licensed Real Estate Salesperson  
M: (203) 209-5095  
O: (518) 618-0590, ext. 403  
E: [smcdonnell@standardbrokerageco.com](mailto:smcdonnell@standardbrokerageco.com)

**INTRODUCTION:**

## Property Overview

Prime redevelopment opportunity in re-emerging Southern Tier. Conceptual plans allow for up to 111,780 SF warehouse with ample loading, trailer parking, and passenger parking.

Construction	Concrete
Roof	Rubber
Size	111,780 SF
Lot Size	18.13 Acres
Sale Price	Contact Broker
RE Taxes	\$6,585
Loading	13 Docks, 2 Drive-Ins (Conceptual)
Parking	93 Spaces (Conceptual)
Zoning	Neighborhood Commercial, Village of Endicott, Town of Union
Gas	NYSEG
Electric	Village of Endicott
Water & Sewer	Municipal

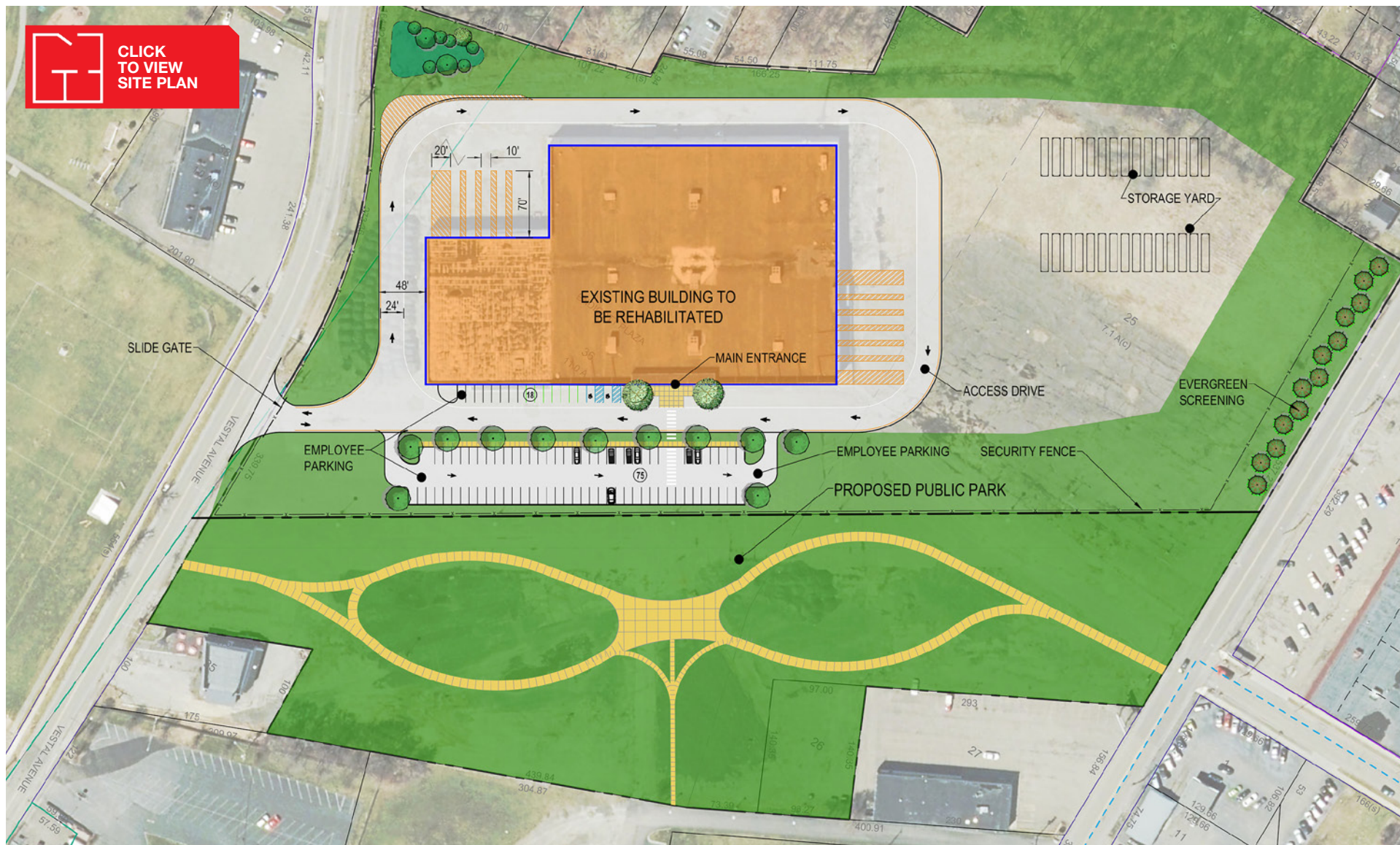


**STANDBROKERAGE**  
COMPANY  
4 Executive Park Drive  
Albany, NY 12203  
standardbrokerageco.com

**TYLER CULBERSON, SIOR**  
President & Principal Broker  
M: (518) 857-0586  
O: (518) 618-0590, ext. 402  
E: tculberson@standardbrokerageco.com

**SHAUN MCDONNELL**  
Licensed Real Estate Salesperson  
M: (203) 209-5095  
O: (518) 618-0590, ext. 403  
E: smcdonnell@standardbrokerageco.com

# FOR SALE | 219 VESTAL AVE, ENDICOTT, NY 13760



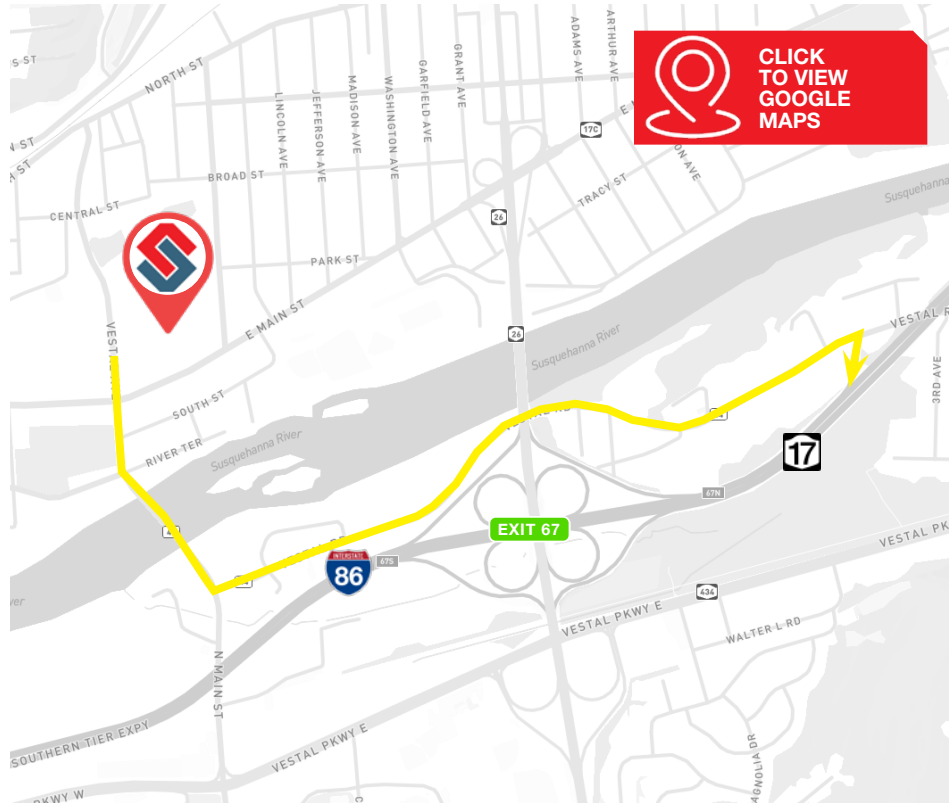
**STANDBROKERAGE**  
COMPANY  
4 Executive Park Drive  
Albany, NY 12203  
standardbrokerageco.com

**TYLER CULBERSON, SIOR**  
President & Principal Broker  
M: (518) 857-0586  
O: (518) 618-0590, ext. 402  
E: tculberson@standardbrokerageco.com

**SHAUN MCDONNELL**  
Licensed Real Estate Salesperson  
M: (203) 209-5095  
O: (518) 618-0590, ext. 403  
E: smcdonnell@standardbrokerageco.com

# FOR SALE | 219 VESTAL AVE, ENDICOTT, NY 13760

## HIGHWAY ACCESS



Downtown Binghamton	±10 miles
Greater Binghamton Airport	±12 miles
Route 17/Southern Tier Expy (Exit 67)	±2 miles

The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

## BINGHAMTON REGION



## 4 HOUR DRIVE TIME



**STANDBROKERAGE  
COMPANY**  
4 Executive Park Drive  
Albany, NY 12203  
standardbrokerageco.com

**TYLER CULBERSON, SIOR**  
President & Principal Broker  
M: (518) 857-0586  
O: (518) 618-0590, ext. 402  
E: tculberson@standardbrokerageco.com

**SHAUN MCDONNELL**  
Licensed Real Estate Salesperson  
M: (203) 209-5095  
O: (518) 618-0590, ext. 403  
E: smcdonnell@standardbrokerageco.com