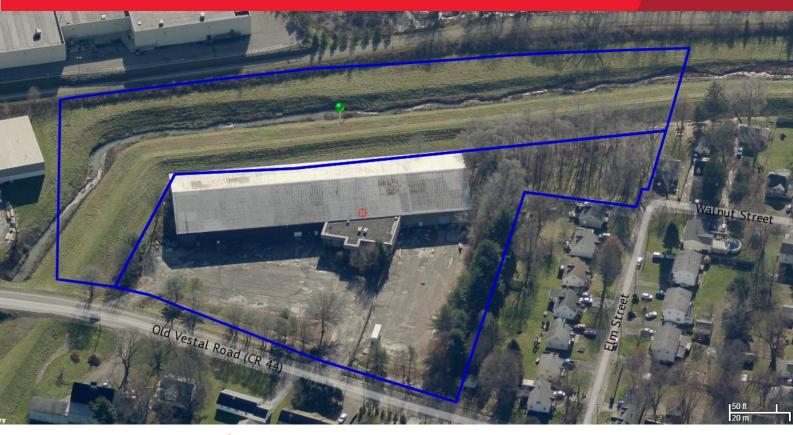


FOR SALE 2220-2224 Vestal Road Vestal, NY



PROPERTY HIGHLIGHTS

- · Convenient location off of the Vestal Parkway
- · Previous uses: recreation and manufacturing
- Two-story office area with brick façade, 8,300 SF
- · Steel frame warehouse with insulated walls and ceiling
- · Standing seam steel roof
- Warehouse ceilings are gable style, 22' rising to 41' at peak
- · Warehouse has suspended gas hot air unit heaters
- Open area approximately 47,000 SF
- · Three drive-in doors
- · Fenced outdoor storage
- · 20% warehouse and 1st floor office are sprinklered

DETAILS	
ASKING	\$1,300,000
TOTAL LOT SIZE	8.52 Acres
AVAILABLE	55,800 SF
TAX ID	158.09,-1-16 and 158.13-1-24
ASSESSMENT	\$825,000 + \$6,100
TAXES	\$32,157
ZONING	C-2

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