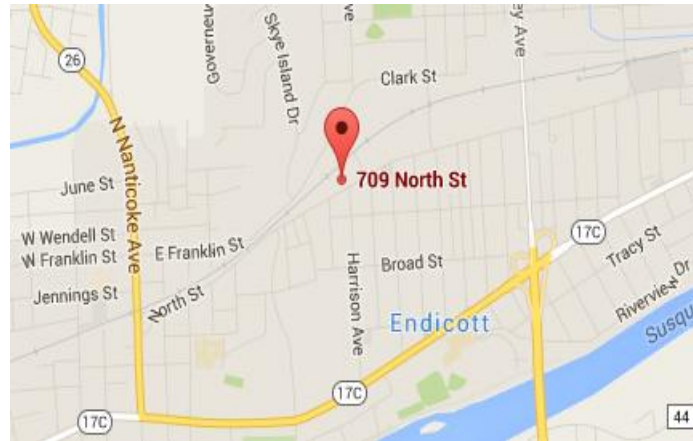




PROPERTY FEATURES

- Lower floor has storefront (1,164sf)
- Warehouse and shipping areas (appx. 5,745sf)
- Second floor has attractive/well finished offices (appx. 3,601sf)
- Warehouse has clearance up to 20' for 4,500 SF
- Areas can be divided



DETAILS	
AVAILABLE SPACE	18,631+/- SF on two floors
LEASE RATE	\$3.50/SF NNN (Warehouse) \$5.50/SF NNN (Office – Upper Floor)
SALE PRICE	\$295,000
LOT SIZE	0.477 Acres
TAX ID	157.06-1-31
TAXES ESTIMATED	\$0.86/SF



For more information, please contact:

Maureen D. Wilson, CCIM, SIOR
 President; Real Estate Broker
 +1 607-754-5990 x 323
Mwilson@pyramidbrokerage.com

Jeffrey Sabitus
 Real Estate Salesperson
 +1 607-754-5990 x 318
Jsabitus@pyramidbrokerage.com

84 Court Street, Suite 300
 Binghamton, New York 13901
 phone: +1 607 754 5990
pyramidbrokerage.com



FOR SALE OR LEASE
709 North Street
Endicott, NY



