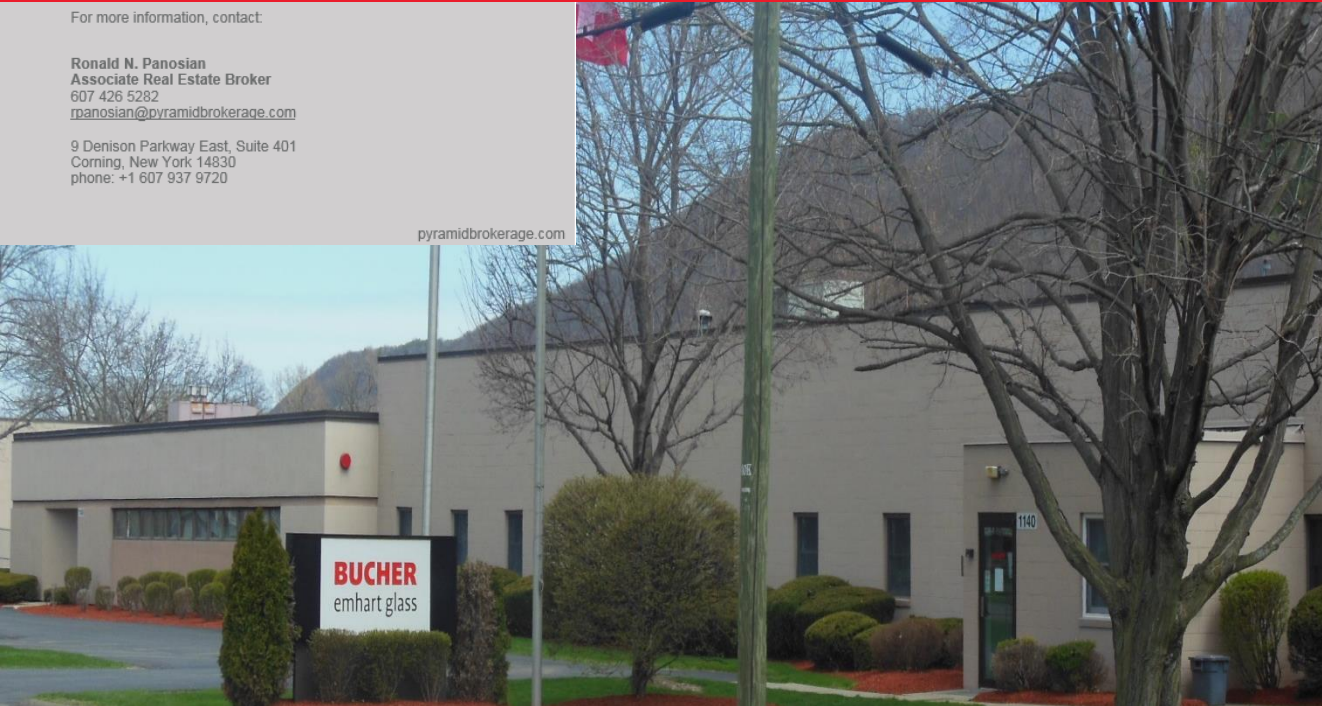


For more information, contact:

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OFFERED AT \$4.95 / SF NNN+ UTILITIES

Office Lease Opportunities From 2,000-14,000+ SF

Property Features

- Former Bucher Glass production facility
- Assorted space configurations available from 2,000-14,000+SF
- A/C throughout
- Parking at the front door
- All public utilities
- Very competitive lease rates and terms; NNN charges estimated at just \$1.00 p/SF

- Turn-key opportunities with office cubicles & furniture also available
- Additional lease opportunities including:
 - A freestanding 4,700+ SF Office/Production building with A/C throughout
 - A 29,000+ SF climate-controlled Production/Warehouse space with loading dock & at-grade OH door.

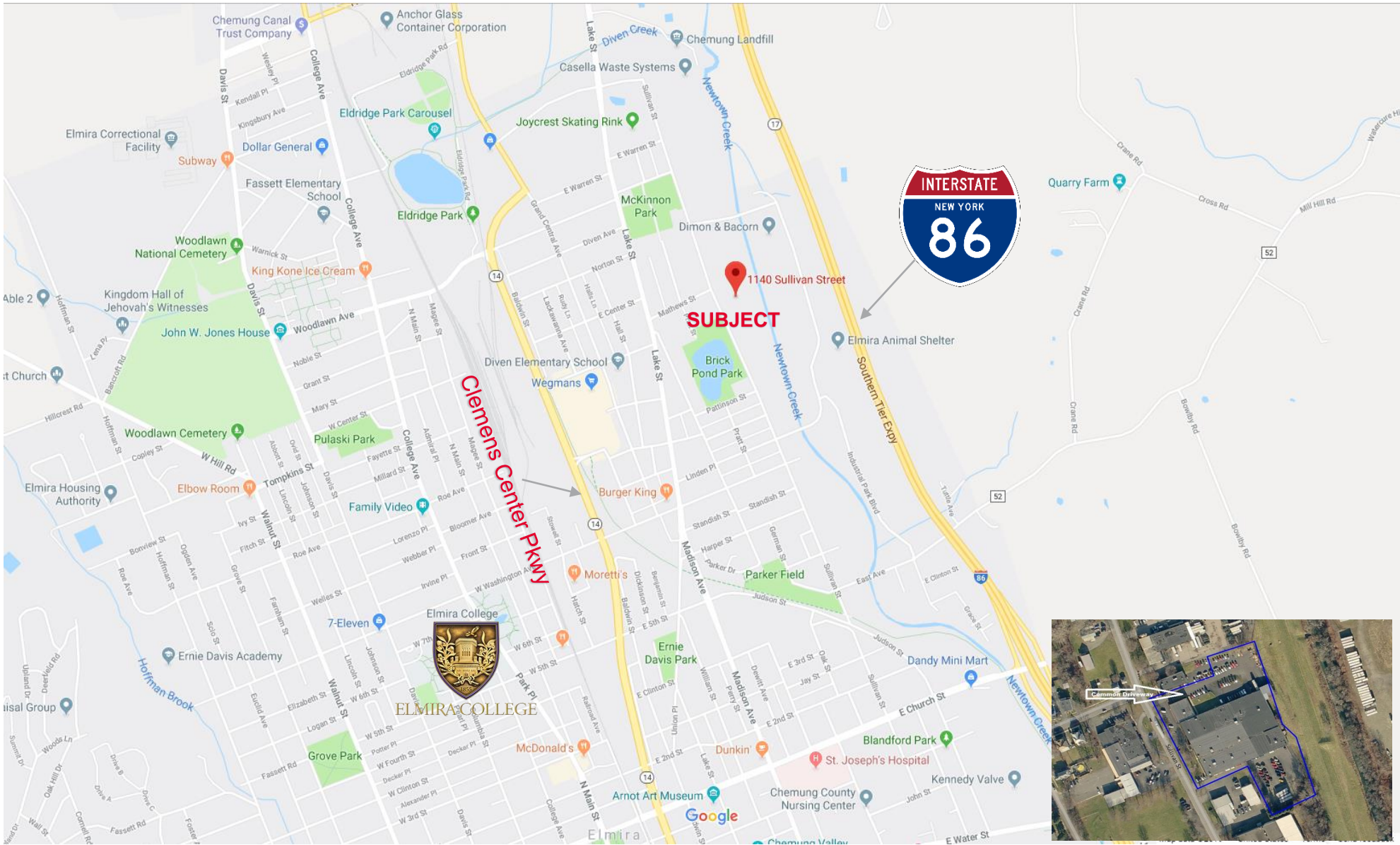
Location Features

- Located on Sullivan St. in Light Industrial Zone
- Easy access to I-86
- Close to other local industrial uses and industrial supply houses, including new ABC Building Supply
- Great location for service to Southern Tier of NY and the Northern Tier of PA.

FOR LEASE

1140 Sullivan Street

Elmira, NY



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Elmira, NY



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