

## FOR LEASE 1150 Sullivan Street Elmira, NY

## 4,704 SF Office / Shop / Warehouse Space

## **Property Highlights**

- Approx. 4,704 SF building with offices and shop/warehouse space
- Office area includes reception area, multiple private offices, training rooms and more
- · Shop space includes raised loading dock & OH Door
- · Air-Conditioning in both office and shop space
- · Ample parking, experienced and professional landlord
- · Very competitive and flexible lease terms

## **Location Highlights**

- · 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 the Southern Tier of NY and the Northern Tier of PA

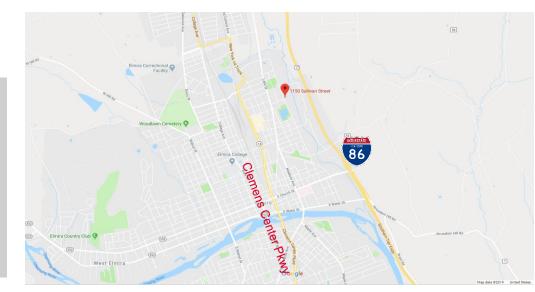
For more information, contact:

Ronald N. Panosian Associate Real Estate Broker 607 426 5282 rpanosian@pyramidbrokerage.com

9 Denison Parkway East, Suite 401 Corning, New York 14830 phone: +1 607 937 9720

pyramidbrokerage.com



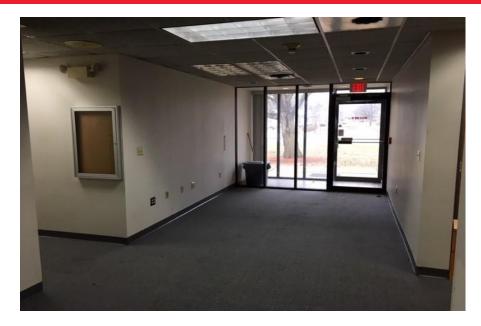


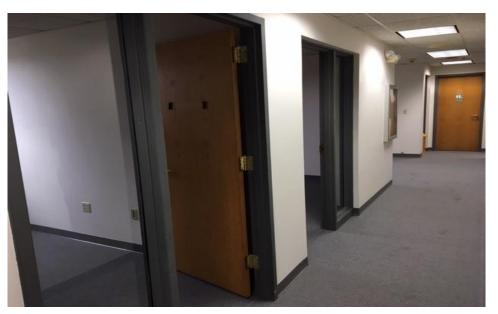
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



FOR LEASE 1150 Sullivan Street Elmira, NY





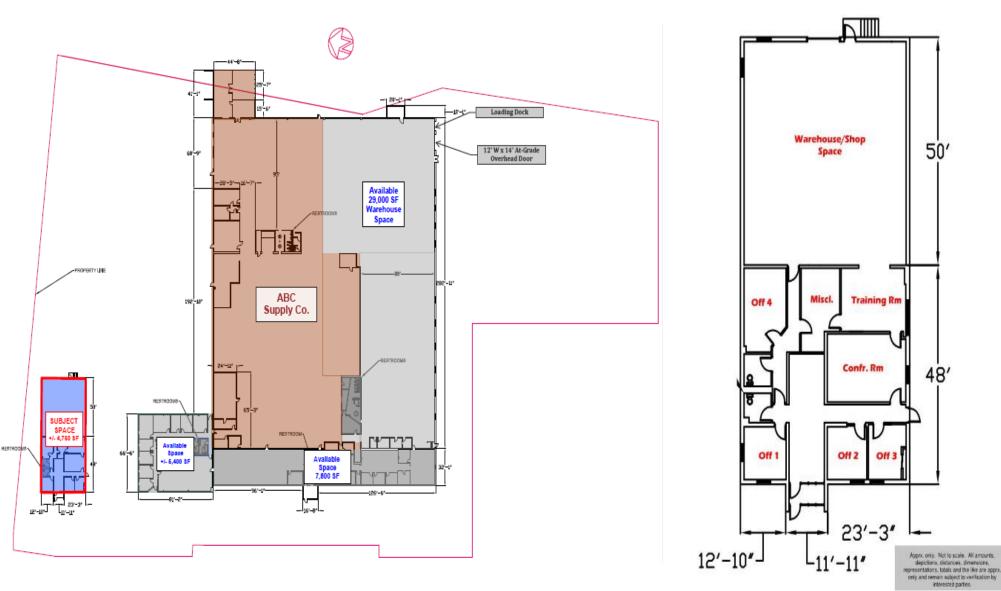




Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



FOR LEASE 1150 Sullivan Street Elmira, NY



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.