

Prime Industrial Site Available

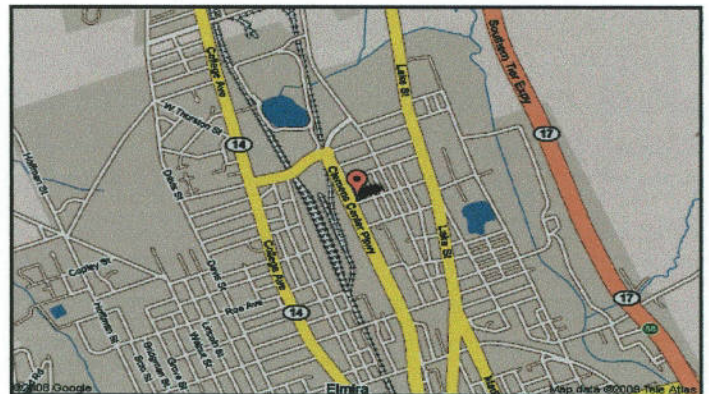
Elmira, New York
301 E. Center St.

Statistics

Location	Intersection of Center and Baldwin St.
Business Incentives	Empire Zone
Zoning	General Commercial (BE)
Square Footage	13,000 square feet (2,500 office; 10,500 warehouse/industrial) with a fenced in yard
Rental	\$3.00 per square foot/triple net
Real Estate Taxes	\$8,241
Acreage	.741 acres
Utilities	All public utilities on site
Electric	800 amp, 480 volt, 3-phase service with capacity for 1200 amp
Heating	3 ceiling units in warehouse area; new forced air unit in office
Restrooms	Two
Overhead Doors	2 – 12 foot overhead doors
Ceiling Height	16 feet
Roof	Rubber-replaced in 1995
Parking	38 spaces
Year Built	1950's



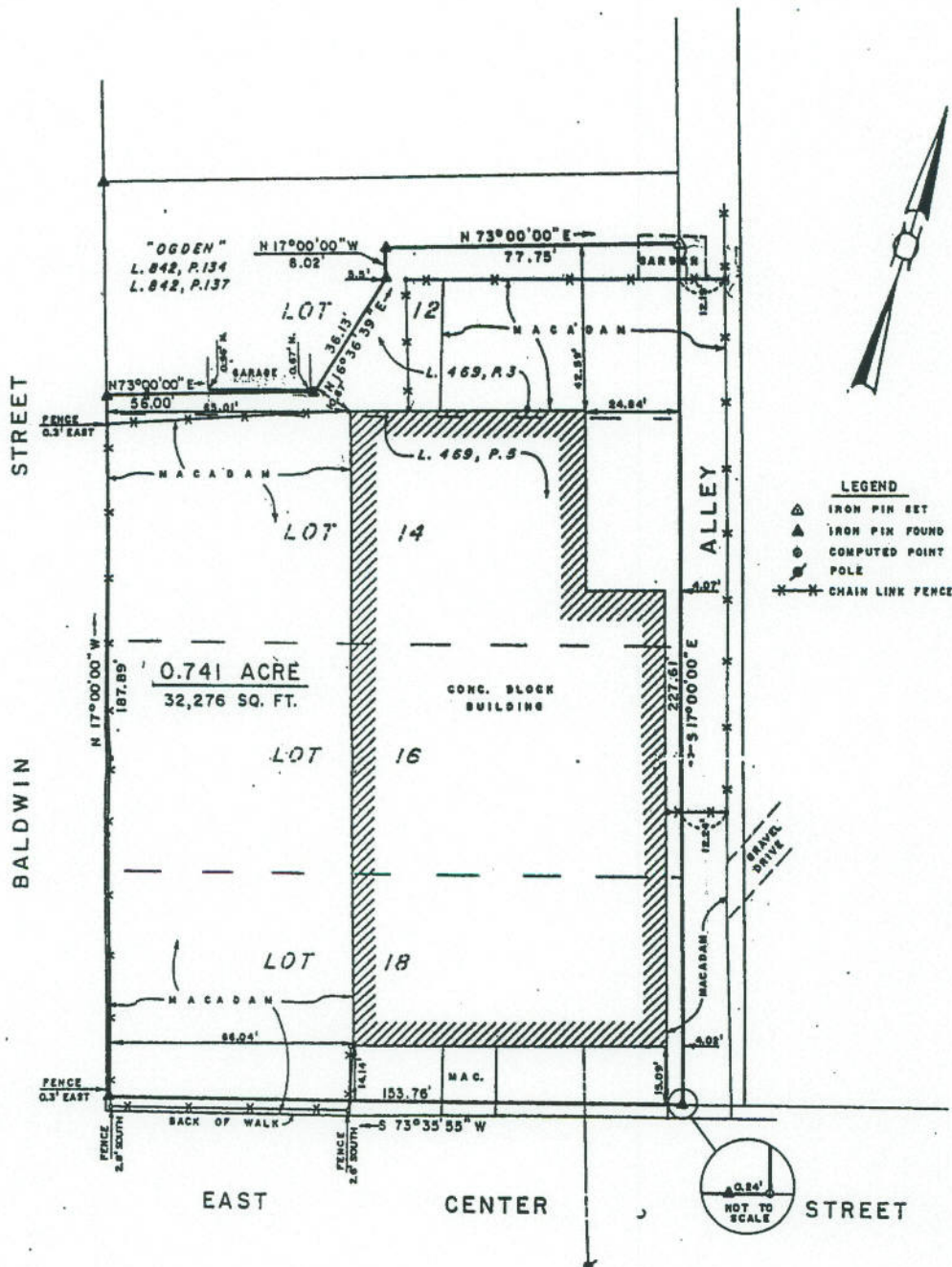
This building is ideal for light industrial or warehouse with 16' ceilings, an overhead door at each end of the building, and a fenced in yard. The property is convenient to major highways and is located within the Empire Zone, which provides numerous incentives to new or expanding businesses.



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- LEGEND**
- △ IRON PIN SET
 - ▲ IRON PIN FOUND
 - COMPUTED POINT
 - POLE
 - CHAIN LINK FENCE

REFERENCE DEEDS: LIBER 469, PAGES 3 & 5

I hereby certify that this is a true and accurate survey, prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors.

TAX MAP REFERENCE	
<input checked="" type="checkbox"/> ALL OF	<input type="checkbox"/> PART OF
SECTION	79.19
BLOCK	3
PARCEL	9

SUBDIVISION PLANNING		WEILER ASSOCIATES LICENSED LAND SURVEYORS HORSEHEADS, N.Y. NORWICH, CT.		SURVEYING & MAPPING	
MAP OF LANDS OF HORSEHEADS SHOPPING CENTER, INC.					
CITY OF ELMIRA		CHEMUNG COUNTY			
NEW YORK					
DRAWN BY: C. L. K.	REDUCTION	REVISION:	JOB NO. 9818		
CHECKED BY: E. L. G.		REVISION:			