

9,609 sf warehouse area AVAILABLE

## **USINESS CENTER**

340 Upper Oakwood Ave Elmira Heights, NY 14903



## Affordable office and industrial space

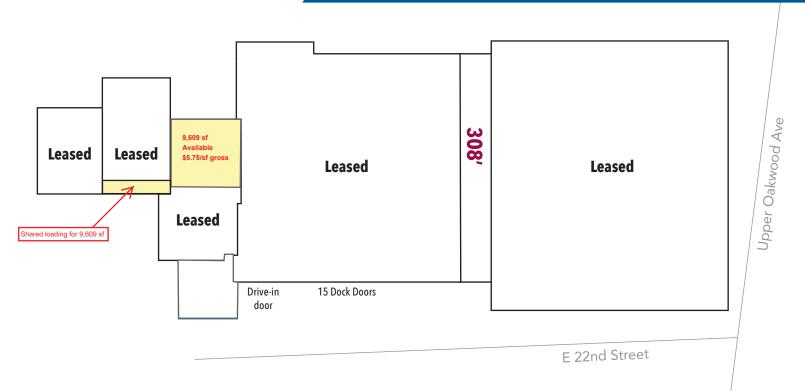
**Victory Business Center** in the Town of Elmira Heights, New York is a distribution center of approximately 270,000 SF on 12.4 acres.

Recent renovations include improved exterior aesthetics, roof replacement and repairs, lighting and signage upgrades, interior demolition, minor building system repairs and enhancements to dock doors/equipment.



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## SITE PLAN



## SPACE FEATURES

- \$5.75 SF Rate Gross plus snow removal
- 18' clear height
- Competitive rent for small space rental
- Shared loading corridor

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