

southern tier

COMMERCE CENTER

1051 South Main Street, Elmira, New York 14904

SUITES
STARTING AT
2,500 SQ. FT.

Affordable manufacturing and warehouse space in the Southern Tier of New York



Southern Tier Commerce Center includes approximately 373,300 rentable square feet of buildings on 48 acres of land. The complex was originally constructed by the U.S. Government during World War II for the production of the Norden bombsight. The "N-Plant", as the primary 300,000 SF building was known, was built to fortress-like strength to protect this revolutionary device. The roof of the N-Plant is 18 inches of steel reinforced concrete.

Renovation plans for Southern Tier Commerce Center include major upgrades to roofs, heating, electrical and life safety systems. Approximately 180,552 square feet of the space is immediately available for lease to tenants requiring a minimum of 2,500 square feet.

Southern Tier Commerce Center is located in Elmira, New York, only 8/10 miles from the Clemens Center Parkway (Route 14) and approximately 2 1/2 miles to Interstate 86 (former Route 17). The main line of Norfolk Southern Rail is adjacent to the site.

The property benefits from favorable New York State Empire Zone designation, a sophisticated local economic development organization, a cooperative community and a ready labor supply.

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Site Plan

LEASED
 AVAILABLE

Building Specifications

	Total	Available
Suite 1	27,900	27,900
Suite 2	34,200	34,200
Suite 3	119,700	56,700
Suite 4	153,900	43,240
Suite 5	21,600	15,520
Suite 6	7,000	2,992
Suite 7	6,500	—
Suite 8	2,500	—
Total SF	373,300	180,552
Column Space	30' by 30'	
Clearance Height	16' to 20'	
Floors	Reinforced Concrete	
Loading	Overhead tailgate and drive-in doors	