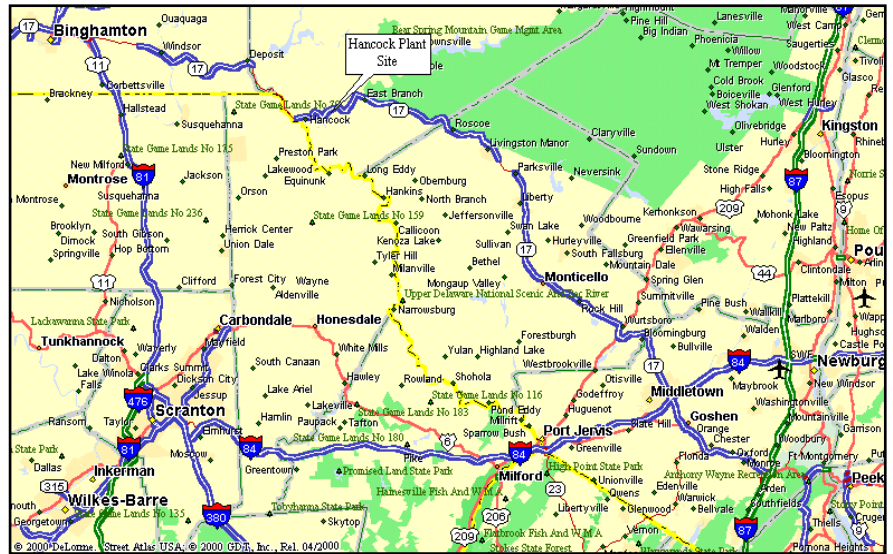


**Exclusive Offering  
FOR LEASE**

# ROUTE 97 HANCOCK, NEW YORK



## **INDUSTRIAL SPACE: \$ 3.50 NNN**

**Available Space:** 80,000 SF

**Building Space:** 123,000 SF  
(Balance is owner occupied)

**Warehouse Space:** 30,500 SF

**Docks with Levelers:** 8

**Grade Level Door:** 1

**Ceiling Height:** 24' Ceilings

**Racking:** Racking with integrated sprinklers in place

**Manufacturing/Warehouse Space:** 50,000 SF (dividable) - Sprinklered

**Ceiling Height:** 14'

**Floor:** 6" Reinforced concrete

**Electric:** 2 electric transformer banks:  
service capacity 2,500 & 3,000 amps at 480 volts

**Features:** Just off Rte 17 between Binghamton & Monticello  
Situated on the Delaware River  
8 car railroad siding on property  
Serving Railroad - Central New York Railroad (CNYK)  
Heat by new gas fired units  
Dry sprinkler system in 14' area  
Wet system in racks in 24' area  
Village sewer & water  
Well capacity 108,000 gallons per day  
Water storage tank 250,000 gallons

**Maureen D. Wilson, CCIM, SIOR, President**

**Ian Laskowski, Associate**

Office: (607) 754-5990

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[ilaskowski@pyramidbrokerage.com](mailto:ilaskowski@pyramidbrokerage.com)

**52 Acre Site**

**Offers Expansion Possibilities**

**Low Taxes – Now .21¢ Per SF**

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**Pyramid Brokerage  
Company**

COMMERCIAL REAL ESTATE SOLUTIONS

84 Court Street, Suite 300 Binghamton, NY 13901

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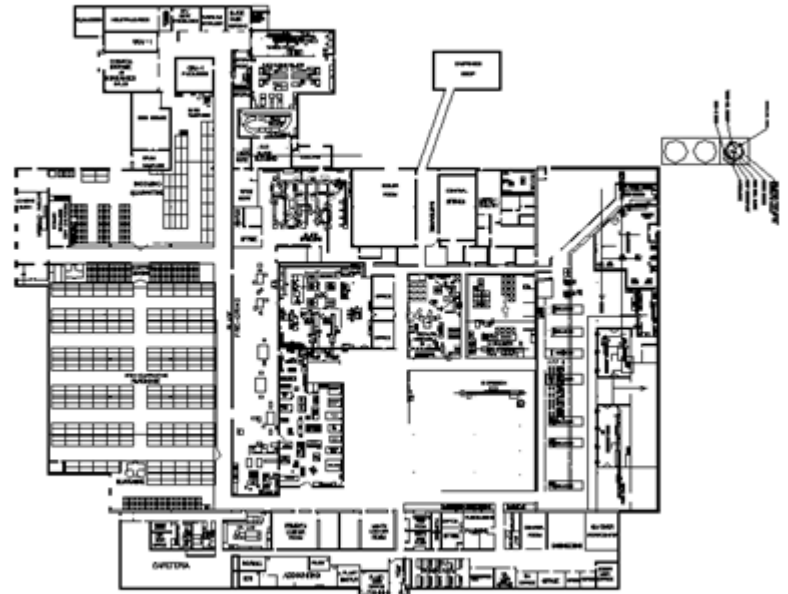
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WAKEFIELD**  
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# ROUTE 97 HANCOCK, NEW YORK

**WAREHOUSE & MANUFACTURING SPACE AVAILABLE**



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