

**Exclusive Offering
FOR SALE**

**47 & 51 PINE CAMP DRIVE
KIRKWOOD, NEW YORK
300,000 SQUARE FOOT INDUSTRIAL BUILDING**



Property

47 & 51 Pine Camp Drive
Kirkwood Industrial Park
Binghamton, New York
Building Size: 308,000 Square Feet
Lot Size: 48.1 acres
Tax Map: 162.01-1-19 and 162.01-1-20

Asking Price

\$5,250,000

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BUILDING DESCRIPTION

Building Size

Manufacturing Space: 203,750
Warehouse Space: 70,000
Office Area (2 Levels): 10,500
Additional Mezzanine: 23,750

Building Description

Construction

- Manufacturing Space- masonry with steel frame
- Warehouse Space- metal building

Ceiling Heights

- 22' Clear
- 24' to Roof Deck
- 30'-50' Column Spacing

Docks

- 10 Docks
- 2 Drive-In Doors

Floor/ Foundation

- Concrete Slab
- 6" reinforced poured concrete

Roof

- Bondcote rubber membrane (NBP)

Services/Utilities

Electrical Capacity

- Two Separate Electrical Services (2400 + 1600 amps)
- 4000 amps total, 480/277 volts, 3 phase

Sprinkler System

- Fully Sprinklered Wet System

HVAC

- Building A/C – Manufacturing and office are fully air conditioned
- Heat- gas fired boilers with back up fuel oil tanks

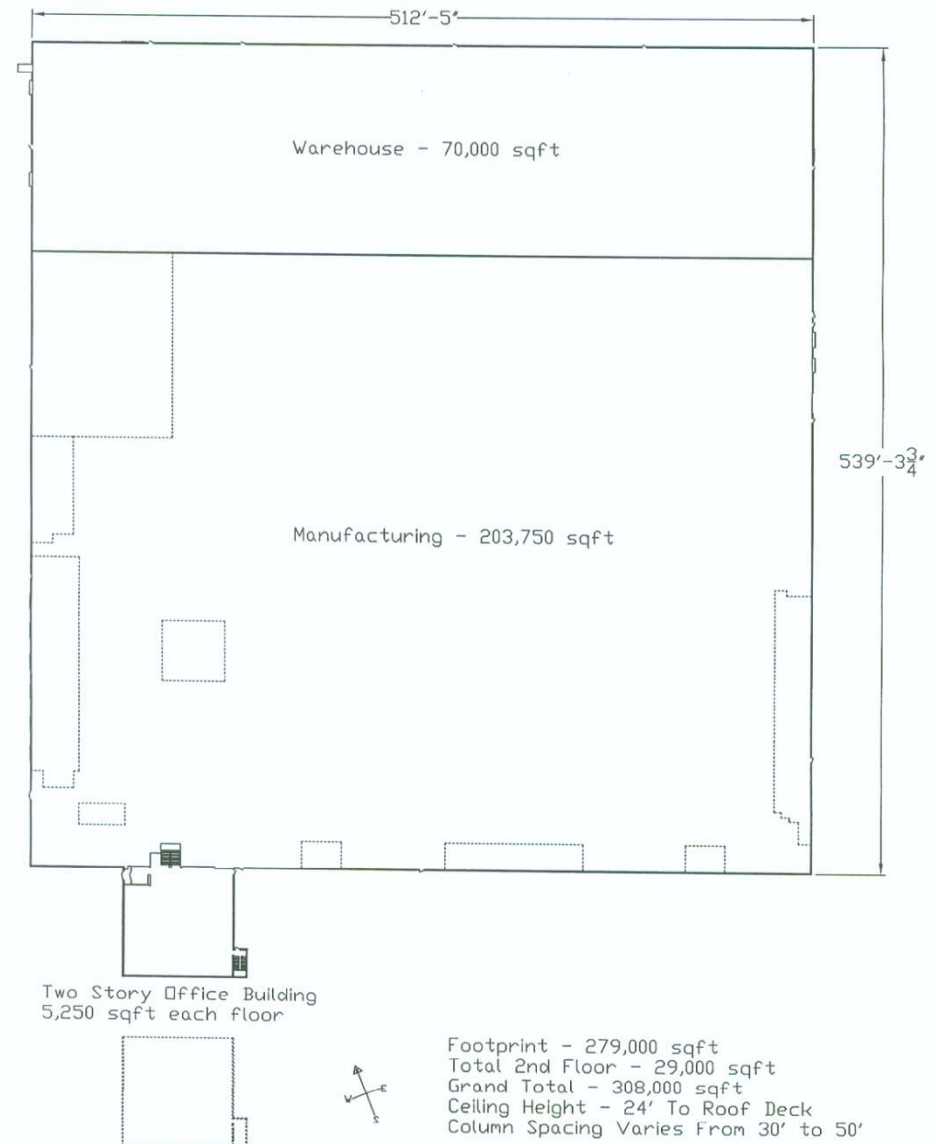
Zoning

- Industrial Development

Taxes

- Assessment: \$5,500,000; Taxes: \$209,808.88 (2010)

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THE OPPORTUNITY

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Special Features

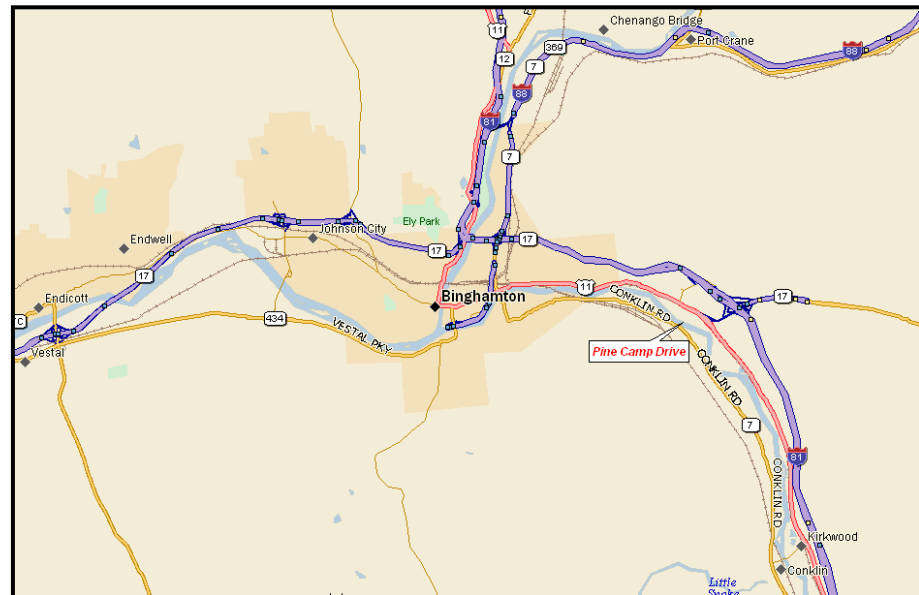
- 373 parking spaces
- 25 +/- acres excess land for outdoor storage or expansion
- Central New York Railroad (CNYK) abutting property for potential siding/rail service

Location

- Property is located at exit 3, Route 81, 2 miles south of Binghamton, NY
- Only 4 miles from NY/PA border and immediately accessible to Marcellus Shale gas drilling activity
- Within 3 hour drive of major metropolitan markets including New York and Philadelphia.

Local Market

- Subject is in the main industrial park servicing the Greater Binghamton market. There is a shortage of high quality, high bay space for sale in the regional market.



PICTURES

**47 & 51 PINE CAMP DRIVE
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Highway View



Office Area



Mezzanine Space



Manufacturing Space