

FOR LEASE

364 INDUSTRIAL PARK DR, BINGHAMTON, NY 13904



11,218 ±
SF AVAILABLE



26 DOCK-HIGH
DOORS



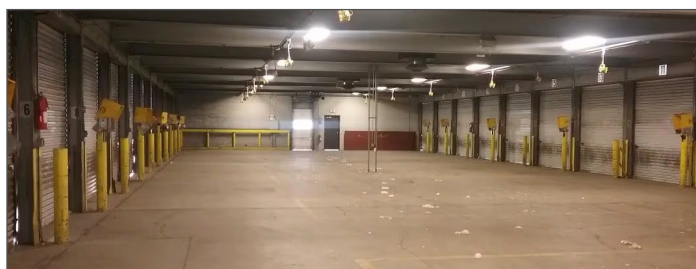
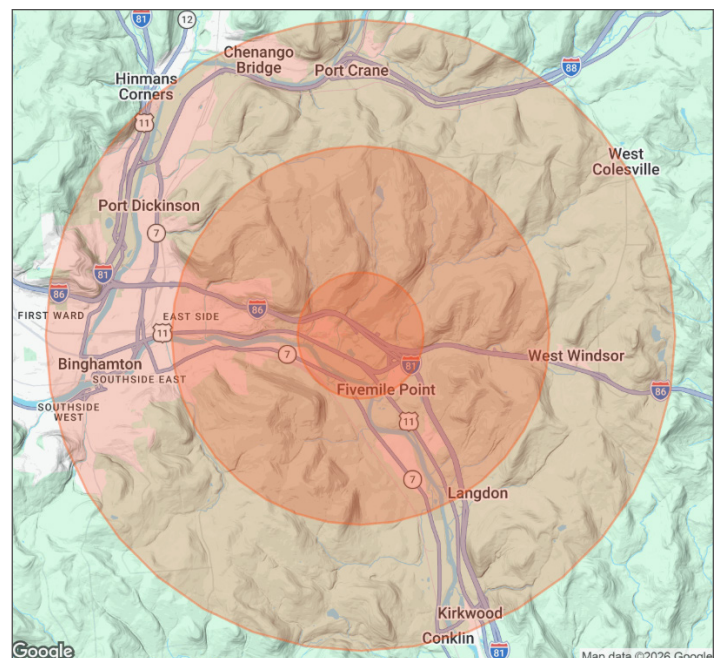
\$8.00/PSF NNN
LEASE PRICE

OFFERING SUMMARY

Property Type	Cross-dock truck terminal
Building Size/Available Space	11,218 ± SF
Lot Size	3.50 ± Acres
Ceiling Height	14'
Zoning	Industrial Development

PROPERTY HIGHLIGHTS

- Immediate I-81 / I-86 / I-88 Access
- 26 Dock-High Doors (9' x 10') – Cross-Dock Layout
- Heated Dock Area
- 14' Clear Height/ At-Grade Service Bay (10'x14')
- 2,200 ± SF Office



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	1,310	13,160	55,379
Median HH Income	\$70,531	\$64,703	\$57,309
Households	561	5,527	23,801
Daytime Population	1,238	10,918	53,634

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ADDITIONAL PROPERTY HIGHLIGHTS

Power & Utilities

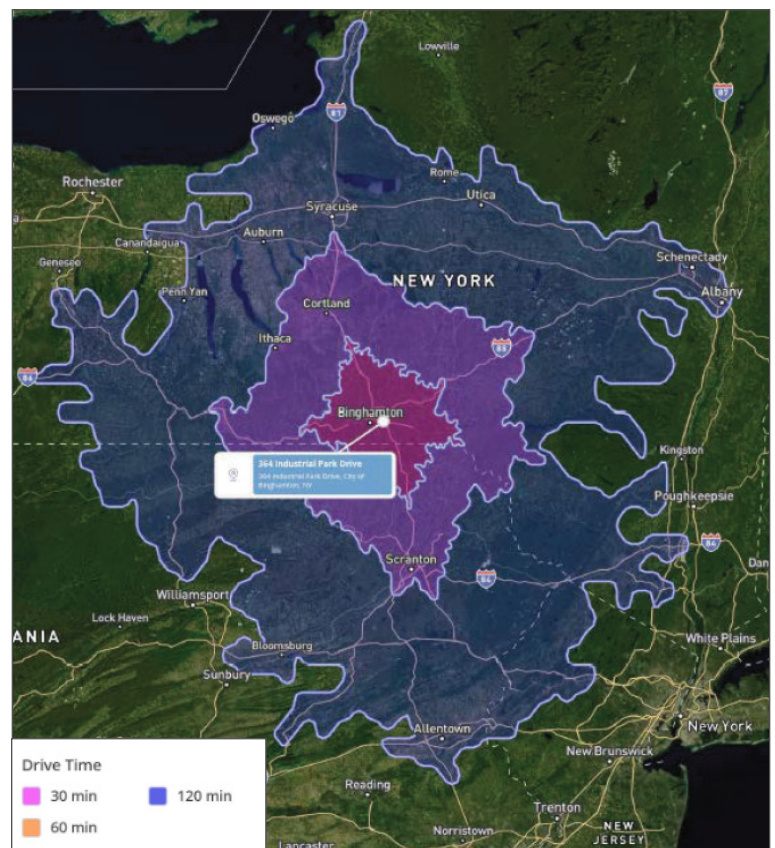
- 3-Phase Power | 400 Amps | 240–480 Volts
- Natural Gas
- City Water & Sewer

Location Advantages

- Located within Kirkwood Industrial Park
- Surrounded by major logistics & distribution users
- Convenient to Amazon, FedEx, UPS, Lineage Logistics, etc.

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