

FOR SALE

87,715 SF Industrial Facility on 2.44 Acres
325 Court St & 8-10 Griswold St, Binghamton, NY 13904



Property Highlights:

Versatile industrial facility designed for efficient manufacturing and distribution operations, featuring dock access, multiple front and rear overhead doors for streamlined logistics, integrated conveyor belt systems between floors to improve workflow efficiency, and 13-15-foot ceilings that accommodate a wide range of operational and storage needs.

Dedicated retail frontage and office space with a separate customer entrance enhances tenant flexibility, supports professional client-facing operations, and creates opportunities for multiple revenue-generating uses within the property.

Residential housing component featuring 22 bedrooms, a commercial-grade kitchen with walk-in cooler, on-site laundry hookups, and shared community space with full bathrooms, positioning the property for group housing, transitional living, workforce housing, or other high-demand residential income opportunities.

Easy access to I-81 and I-86/Rt 17, and close to Binghamton city center

Parking for up to 40 cars in included lot across the street

Secure fenced rear lot provides added value for equipment storage, fleet parking, outdoor operations, or tenant security, enhancing the property's functionality and operational flexibility.



3630 George F. Highway, Endwell, NY 13760

Karla Service

Real Estate Salesperson

C: 310.625.0115

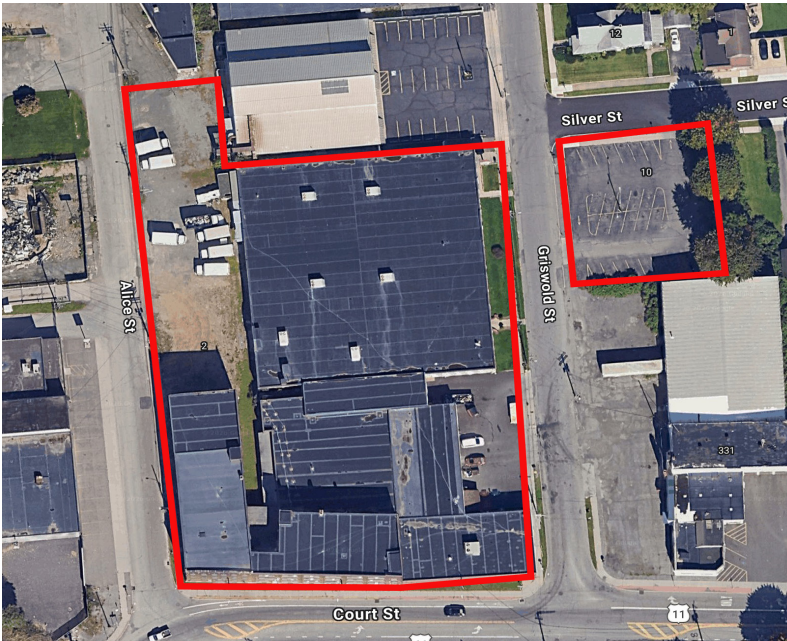
karlaservice@hannacre.com



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

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