



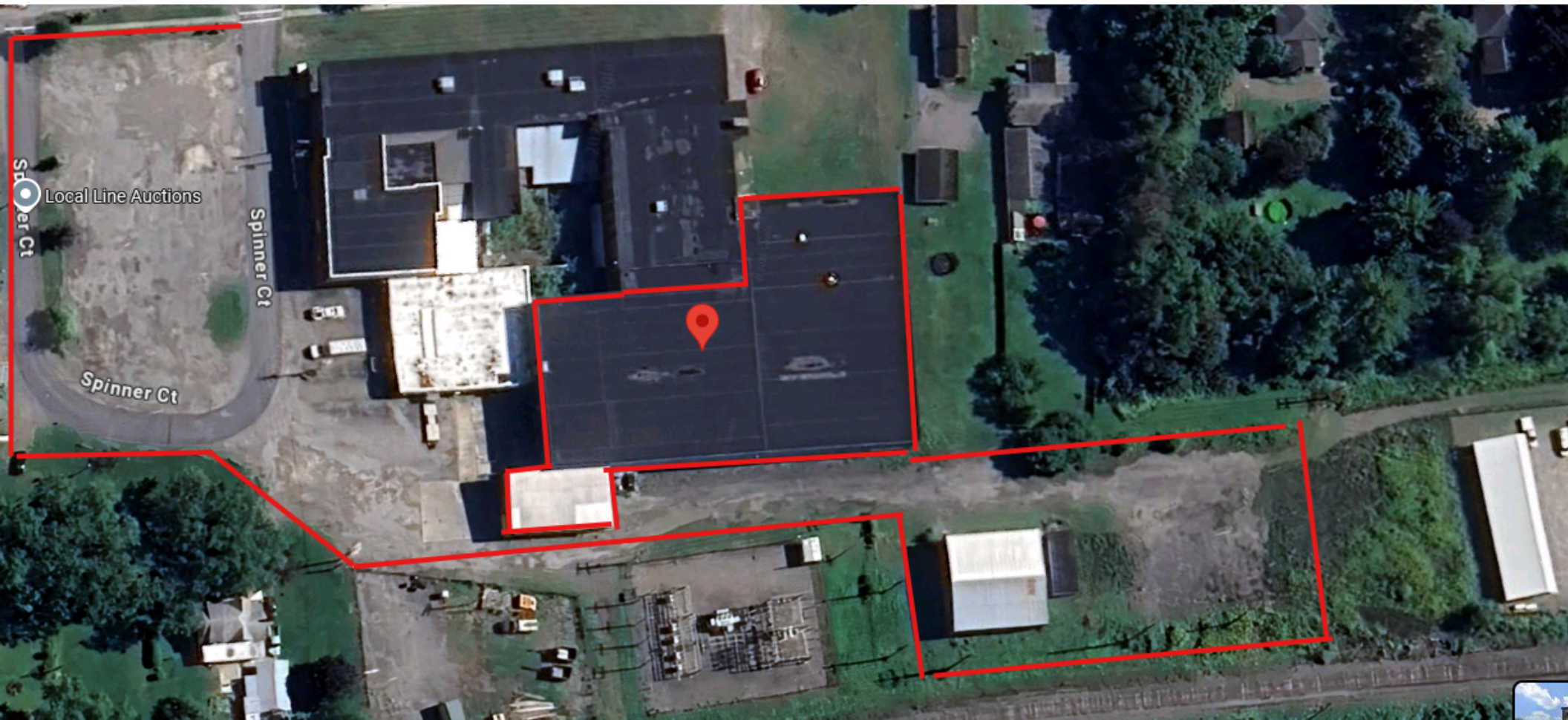
Available For Lease

**104 Main St
Sherburne, NY 13460**



PROPERTY SUMMARY & PARCEL OUTLINE

Rare 35,000± SF high-bay warehouse opportunity in Sherburne, NY, strategically located between Binghamton and Utica. This highly functional space offers 28' clear height, 32' total ceiling height, a 5-ton crane, six dock doors, and a wide grade-level drive-in door capable of accommodating full tractor-trailer pull-in access for unloading long or oversized materials. The warehouse includes a small 1,500 SF heated office/restroom area, with up to 24,000 SF of additional office space available in the adjacent building if needed. A separate 60' x 60' rear building may also be available for supplemental storage or shop use. Additional upgrades and build-to-suit options are available for qualified tenants. With clear height rarely found in the local market, crane capability, strong loading infrastructure, and flexible expansion options, this property is ideal for warehouse, distribution, manufacturing, contractor supply, building materials, equipment storage, or specialty industrial users.



Property Details & Specifications

Address: 104 Main st, Sherburne, NY 13460

Type: Industrial Warehouse/Distribution

Total SF: 35,000

Acreage: 5.02

Dock Doors: 6

Drive In Doors: 1

Clear Height: 28'-32'

Building Class: B

Year Built: 1975







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