

INDUSTRIAL / FLEX SPACE · FOR LEASE

2060 Main Street

Apalachin, New York 13732

2,500 – 245,000 SF
divisible · two floors · available now



245,000 SF

TOTAL BUILDING

2 floors

150K + 95K SF

8 + 2

DOCKS + ELEVATORS

I-86

EXIT 66 ACCESS

Property Overview

A 245,000 SF steel-frame industrial building on 21.65 acres, fully divisible from a single 2,500 SF bay up to the entire building across two floors. Move-in ready now.

BUILDING SIZE	245,000 SF on two floors	LOADING	8 docks + 2 freight elevators
SITE	21.65 acres, fenced & paved	PARKING	166 on-site spaces
CONSTRUCTION	Steel frame, built 1980	UTILITIES	Municipal sewer & water; gas
POWER	~17.5 MW; 480/277V & 600V	ACCESS	2.0 mi to I-86 (Exit 66)
HEAT / CLIMATE	Gas-fired hot air; central A/C	LOCATION	10 min to Binghamton

Two Floors, Two Kinds of Space

Each floor suits a different kind of tenant. Two freight elevators plus dock access on both levels make the upper floor as workable as the ground floor.



GROUND FLOOR

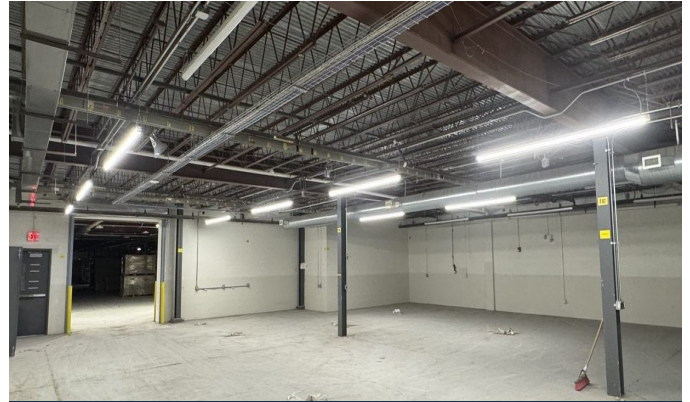
150,000 SF

The heavy-industrial floor

SLAB	6" reinforced concrete
LOADING	5 docks + grade-level
OFFICE	~2,000 SF built out

SUITED FOR

Warehousing · distribution · contractors & trades · heavy equipment



SECOND FLOOR

95,000 SF

The flex & office floor

SLAB	4" concrete
LOADING	3 docks + 2 freight elevators
OFFICE	~25,000 SF built out

SUITED FOR

Light manufacturing · assembly · flex · office-warehouse · makerspace

Available now — divisible to suit

Contact Jerry Michalowski · 347-242-0424 · arraofny@gmail.com