

LEASE
3 Tioga Blvd

3 TIOGA BLVD
Apalachin, NY 13732

PRESENTED BY:

SCOTT WARREN, CCIM
O: 607.621.0439
scott.warren@svn.com
NY #10491212432



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$8.50 - 11.00 SF/yr (MG)
NUMBER OF UNITS:	4
AVAILABLE SF:	1,000 - 2,484 SF
LOT SIZE:	0.59 Acres
BUILDING SIZE:	7,932 SF

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PROPERTY DESCRIPTION

Multiple office suites are available for lease at 3 Tioga Boulevard in Apalachin, offering flexible size options to accommodate a range of professional and service-oriented users. Available spaces include 1,000 SF at \$8.50 per SF per year modified gross, 1,200 SF at \$8.50 per SF per year modified gross, and a larger 2,484 SF suite at \$11.00 per SF per year modified gross.

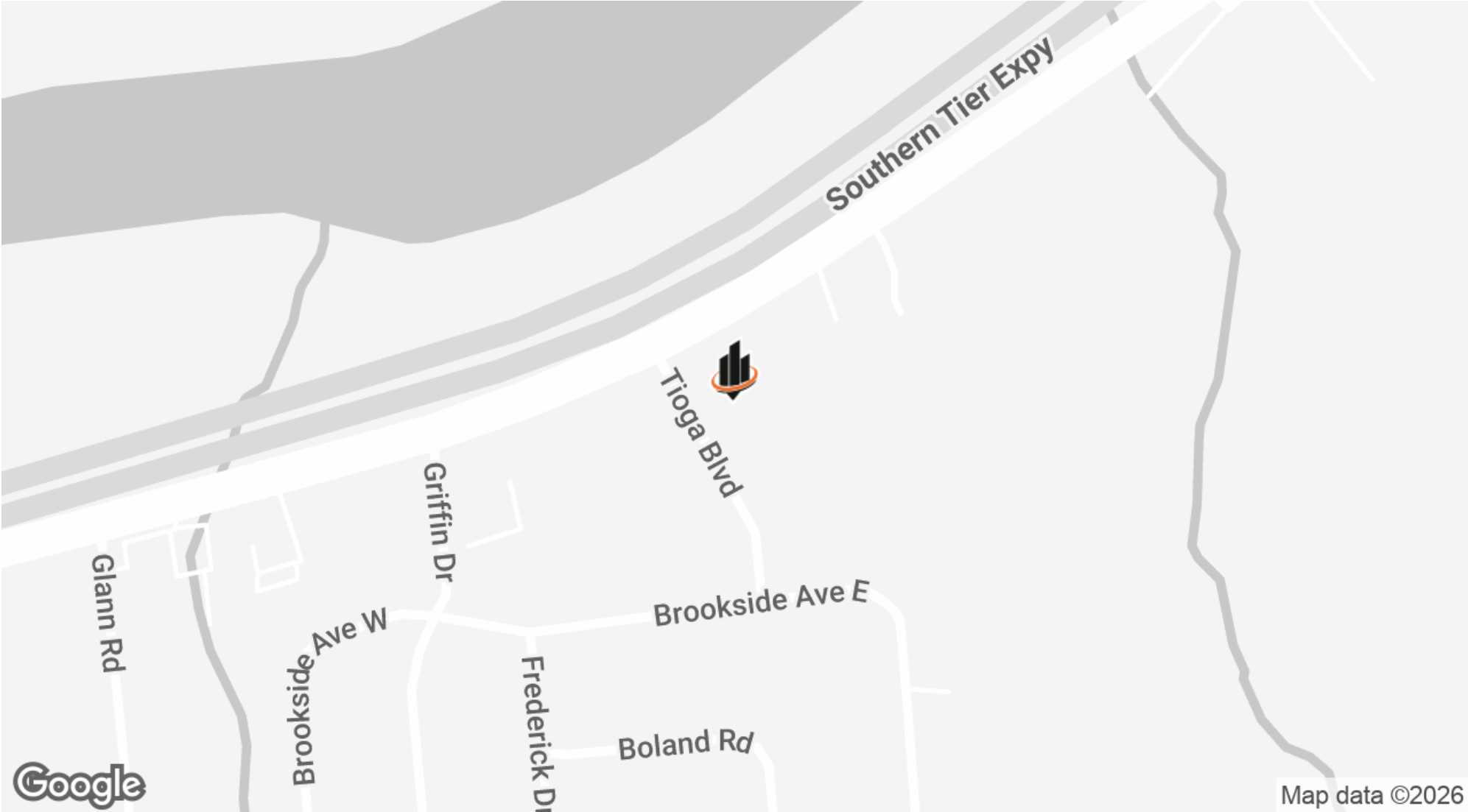
The suites are located within a well-maintained professional building and provide functional layouts, ample parking, and a quiet business setting. The property offers convenient access to Route 17, supporting regional connectivity while remaining accessible for employees and clients. These office spaces present a cost-effective opportunity for businesses seeking flexibility, value, and ease of operation in an established office environment.

ADDITIONAL PHOTOS



SCOTT WARREN, CCIM
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LOCATION MAP



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