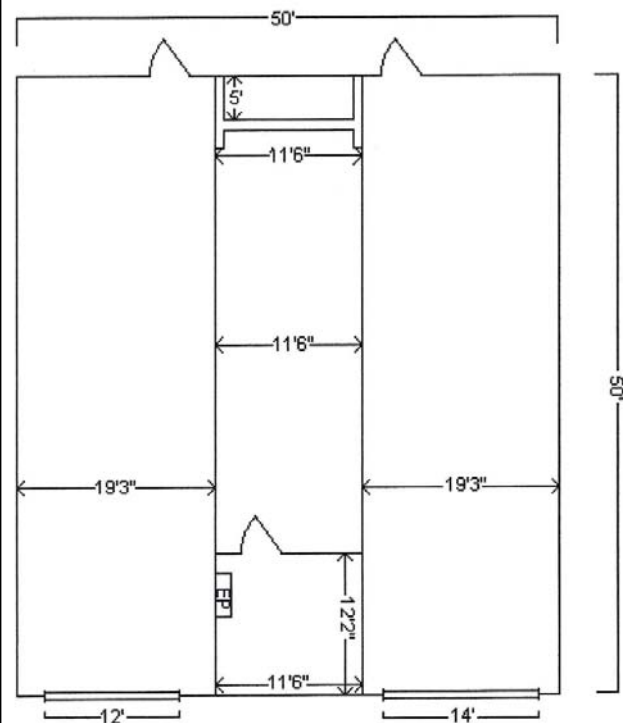


## 2,500 SF TRUCK MAINTENANCE GARAGE

Southern Tier Commerce Center  
1051 South Main Street, Elmira, NY



- 2,500 square feet
- 2 - 14" high overhead doors
- 18' clear ceiling height
- New paved truck court
- Newly painted building
- 138 square foot office
- All metal construction
- Strategically located in the heart of the Marcellus Shale Gas Field
- Located on 48 Acre site of Southern Tier Commerce Center in Elmira, NY
- Convenient to Interstate and state highways
- Desirable location serving PA and NY
- Outside storage opportunities
- Southern Tier Commerce Center includes approximately 360,000 rentable square feet of buildings on 48 acres of land. The property benefits from industrial zoning, a sophisticated local economic development organization, a cooperative community and a ready labor supply.



**Call John Morris @ 570-829-5700 (O) or 570-362-1700 (Cell)**