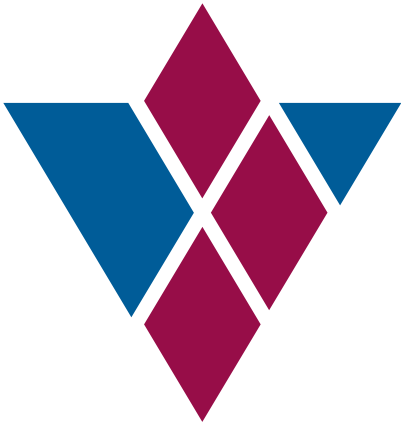


**9,609 sf warehouse area
AVAILABLE**



VICTORY

BUSINESS CENTER

340 Upper Oakwood Ave
Elmira Heights, NY 14903

Affordable office and industrial space

Victory Business Center in the Town of Elmira Heights, New York is a distribution center of approximately 270,000 SF on 12.4 acres.

Recent renovations include improved exterior aesthetics, roof replacement and repairs, lighting and signage upgrades, interior demolition, minor building system repairs and enhancements to dock doors/equipment.



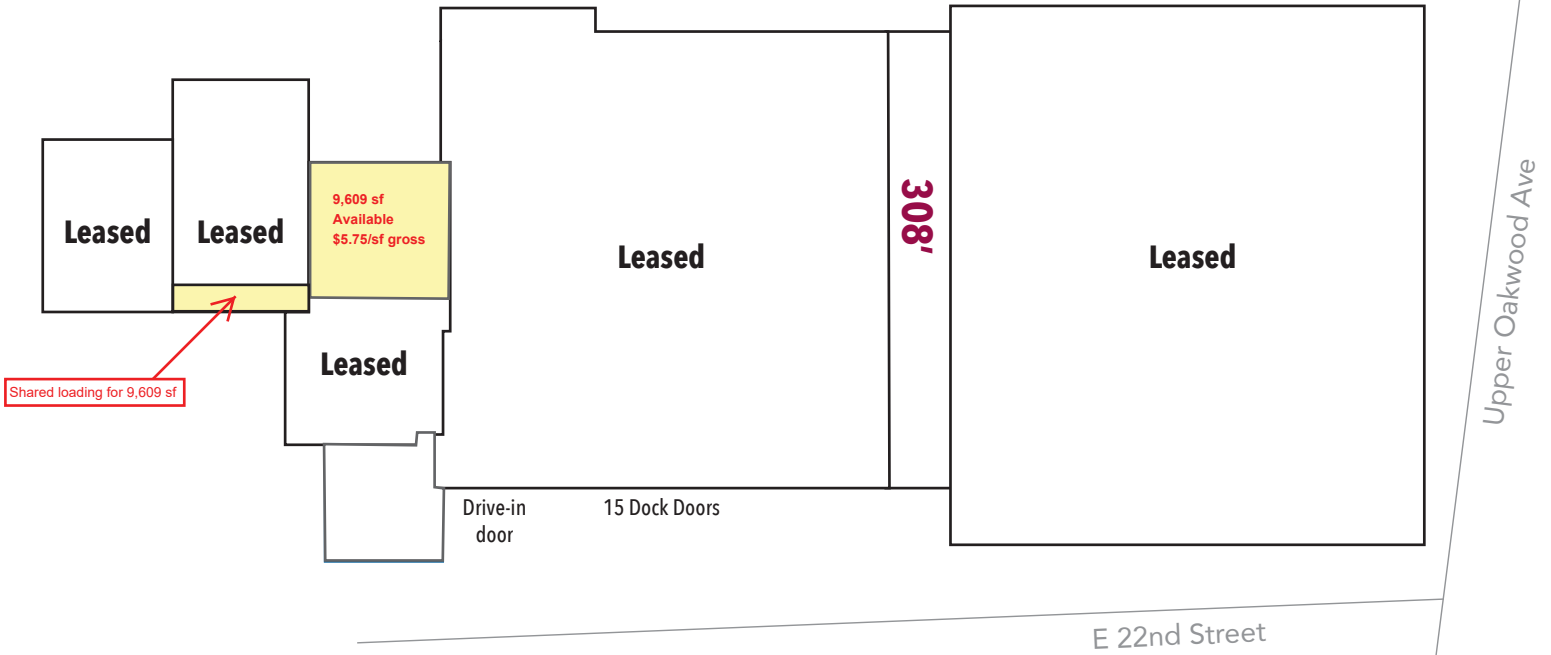


VICTORY

BUSINESS CENTER

340 Upper Oakwood Ave,
Elmira Heights, NY 14903

SITE PLAN



SPACE FEATURES

- \$5.75 SF Rate Gross plus snow removal
- 18' clear height
- Competitive rent for small space rental
- Shared loading corridor