

VICTORY

BUSINESS CENTER

340 Upper Oakwood Ave
Elmira Heights, NY 14903



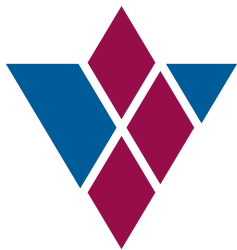
Affordable logistics and warehouse space

Victory Business Center in the Town of Elmira Heights, New York is a distribution center of approximately 270,000 SF on 12.4 acres. The project has 45 tailgate loading doors and ceiling clear heights ranging from 18' to 28'.

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

Leasing and renovation activity at Victory has already commenced. Suites from approximately 19,000 to 59,000 square feet are still available.



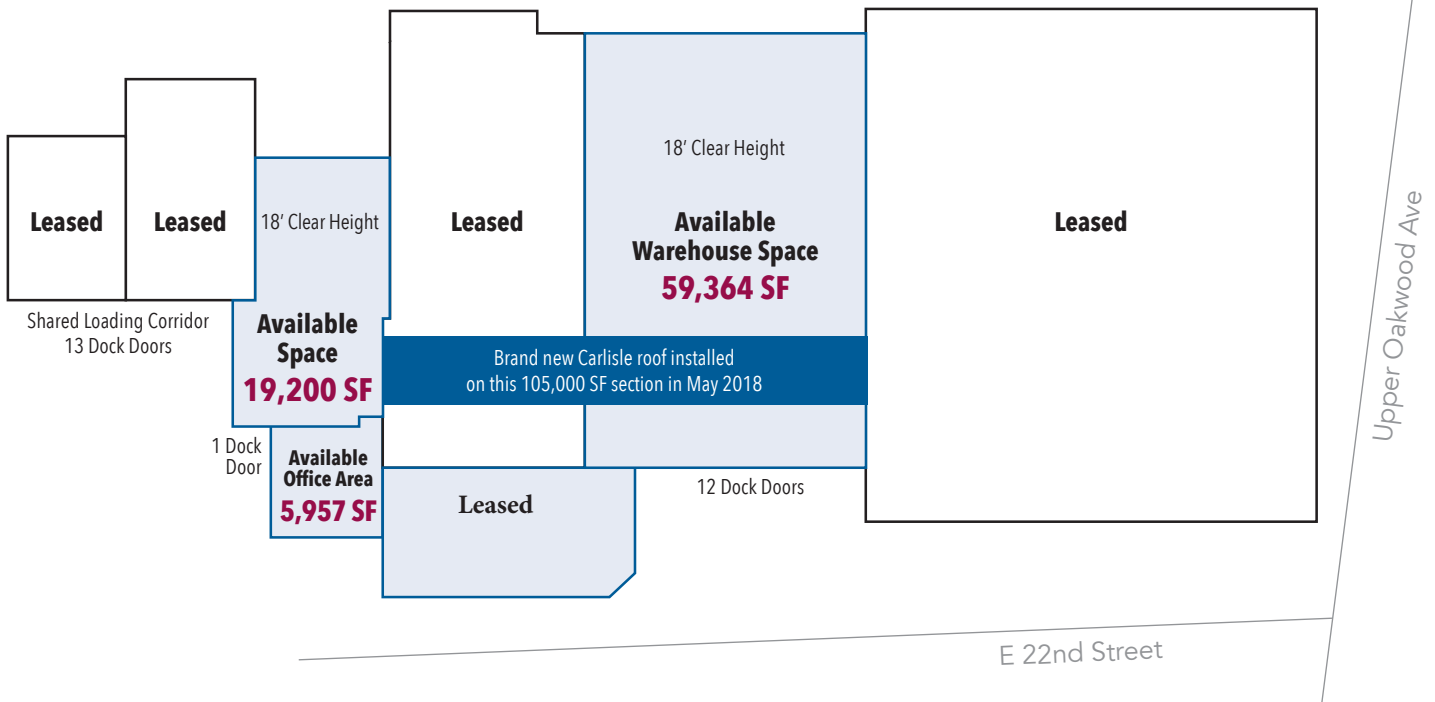


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SITE PLAN



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