



FOR LEASE | **130,624 SF**
11 BECKWITH AVE | **BINGHAMTON, NY**

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PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY HIGHLIGHTS



**6.2 ACRE PAVED
LOT FOR TRAILER
PARKING**



CAFETERIA



**SPECIALIZED LAB
ROOMS**



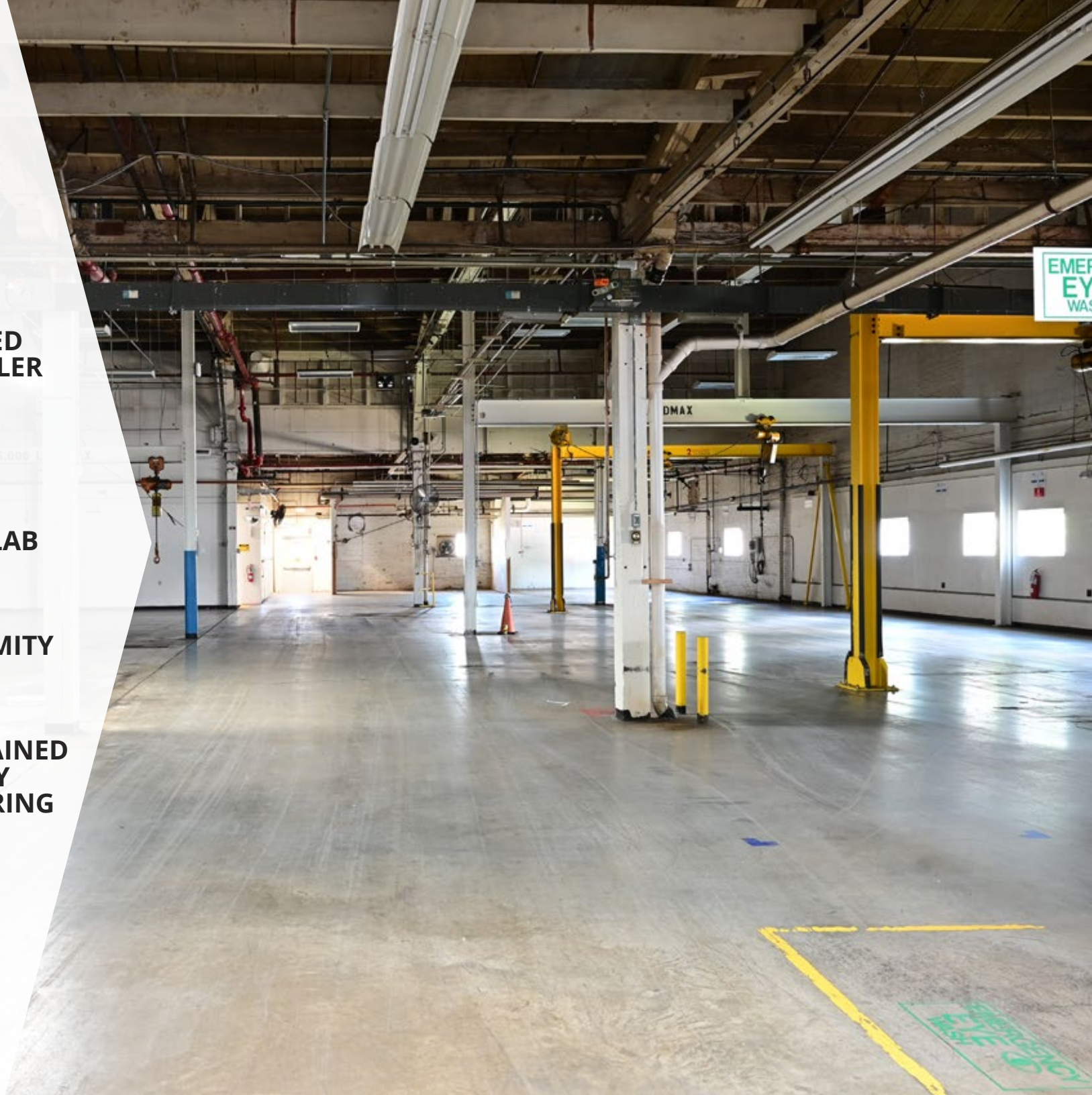
**CLOSE PROXIMITY
TO I-88**



**WELL-MAINTAINED
HIGH-QUALITY
MANUFACTURING
SPACE**



**RECENTLY
RENOVATED
CORPORATE
OFFICE SPACE**



PROPERTY DETAILS

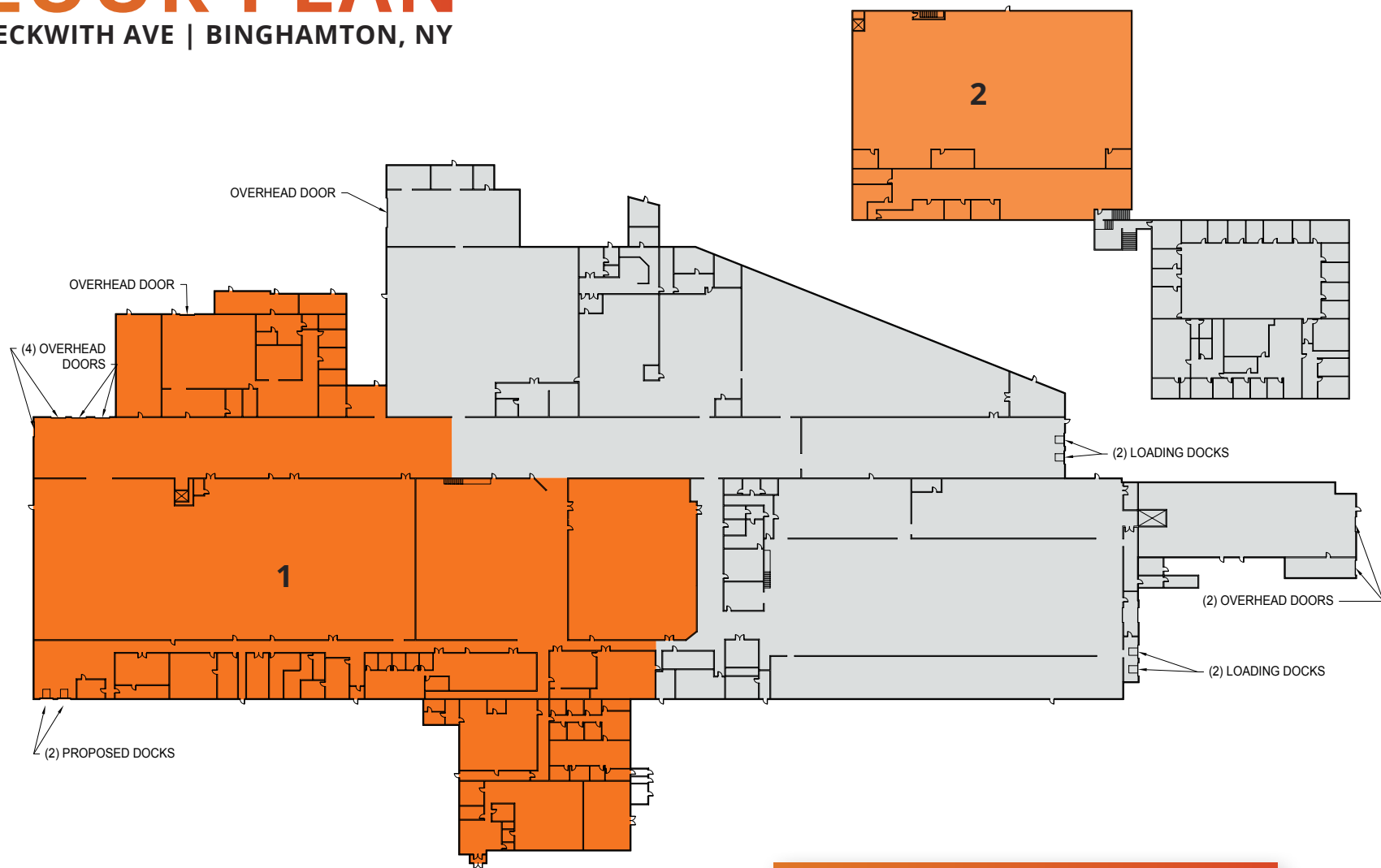
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AVAILABLE SPACE	130,624 SF
DOCK DOORS	2 Proposed
DRIVE-IN DOORS	5
FLOORS	Reinforced Concrete
YEAR BUILT	1960
FIRE SUPPRESSION	Wet
POWER	Heavy
PARKING	199 Surface Spaces
LAND AREA	15.3 Acres
RAIL	Adjacent Rail Line via Erie-Lackawanna Railroad
ZONING	I: Industrial District
PARCEL ID	129.05-4-4 129.05-4-4



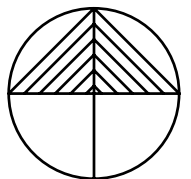
FLOOR PLAN

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[VIEW A VIDEO OF THIS PROPERTY](#)

NUMBER	SPACE DESIGNATION	OVERHEAD DOORS	LOADING DOCKS	SQUARE FEET
1	FIRST FLOOR	5	2	103,680 SF
2	SECOND FLOOR	N/A	N/A	26,944 SF
TOTAL				130,624 SF



11 BECKWITH AVE | BINGHAMTON, NY

I-81	4 MILES
SYRACUSE, NY	71 MILES
ROCHESTER, NY	158 MILES

BINGHAMTON