

# FOR LEASE

## Solar Powered Industrial

63 Barlow Road, Kirkwood, NY 13795

**Lease Rate**  
**\$7 - \$9 Per SF, Net**



- Great location! Short stem time and located close to other large industrial sites
- 34,000 SF building with 13,700 SF available, divisible
- Just off exit 3 of the combined 17(86)/ 81 interstates
- On the edge of Kirkwood Industrial Park, minutes from Broome Corporate Park
- Eight miles from center of Binghamton
- Locations are on second floor of two story block and brick building built into a hill in such a way that allows "first floor" access to the areas yet provides second floor security
- Plenty of parking available, including level 2 EV charging stations (coming soon)
- Concrete floors
- 8 - 10 ft. ceiling height
- Solar powered!

## AVAILABLE SPACES

### Office Area 2

- 2,700 square feet finished office space
- 9 separate areas, 8 of which have doors
- 2 restrooms
- Large multitask/desk/conference room area

### Industrial/Fulfillment Area

- 11,000 square feet; can be split in four areas if needed.
- Restrooms, utility room, 2 office areas
- Ground level dock
- Tailgate height dock available for use



217 West Ave, Suite 201, Rochester, NY 14614

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**Karen Klecar**

Associate Real Estate Broker

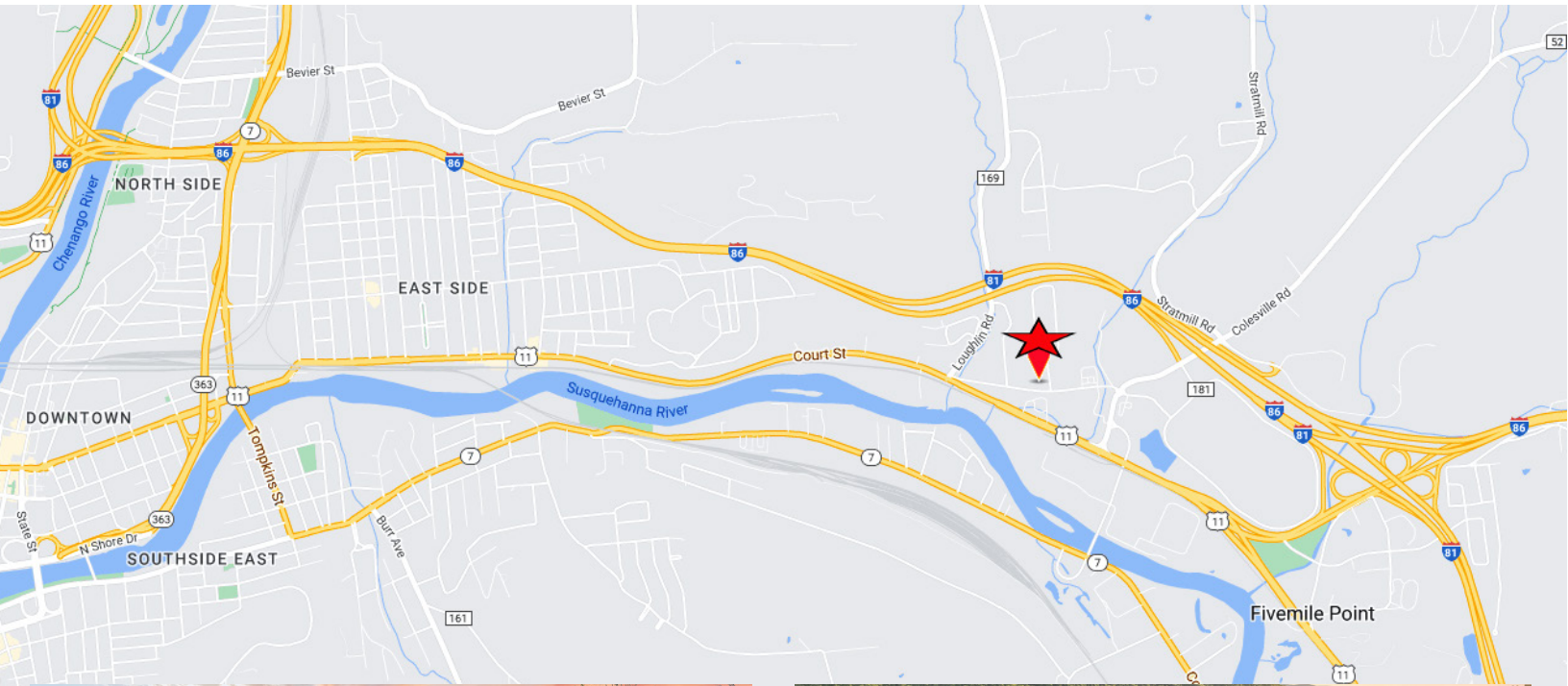
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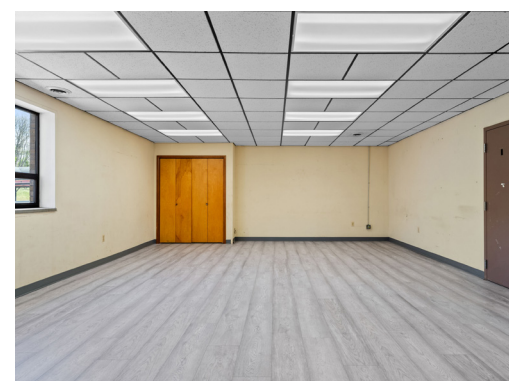
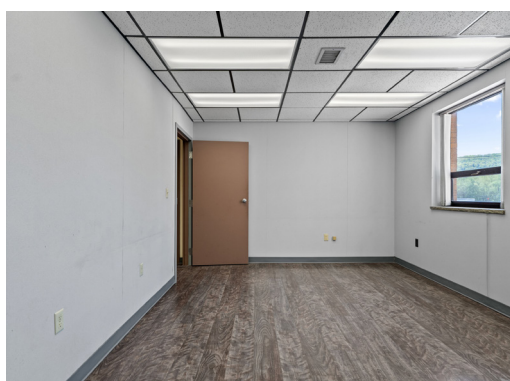
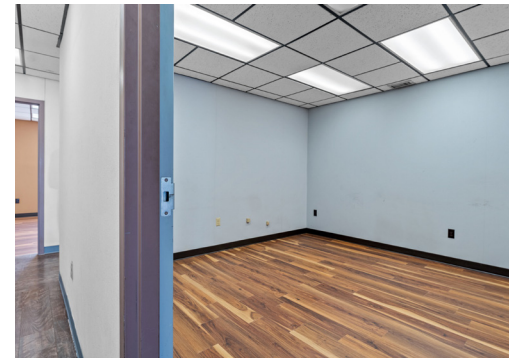
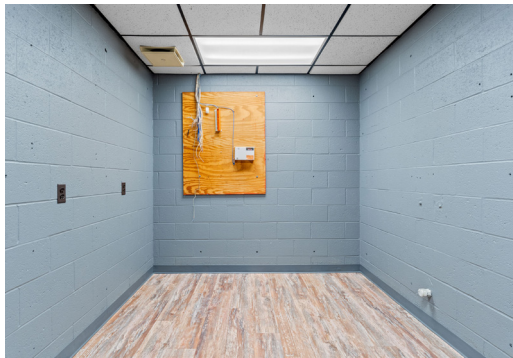
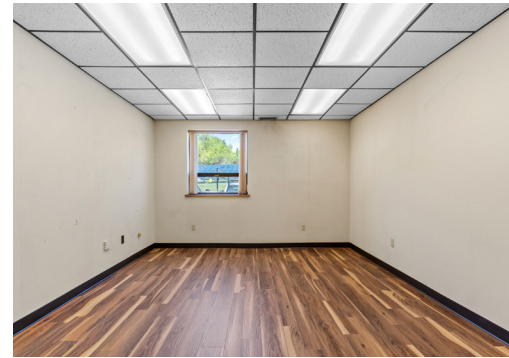
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