



185 CLINTON AVE, CORTLAND, NY 13045

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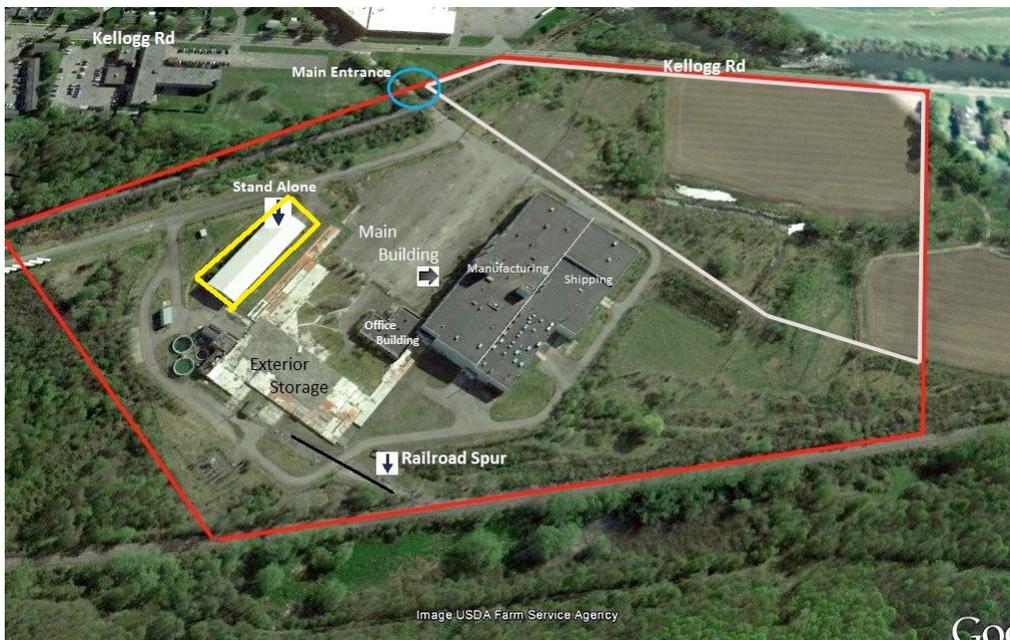
INTRODUCING



**CORTLAND INDUSTRIAL CENTER
FREE STANDING WAREHOUSE
30 KELLOGG ROAD
CORTLAND, NY**

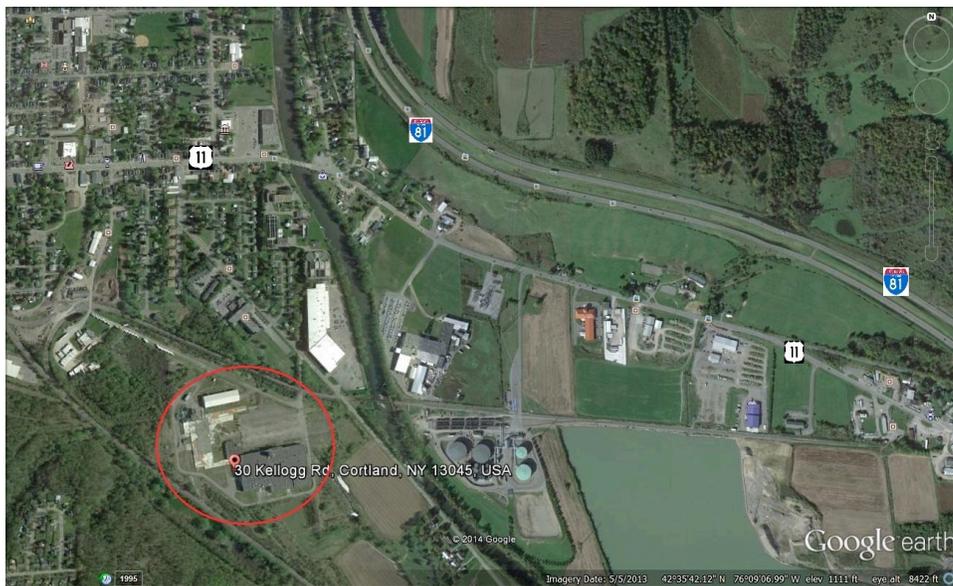
Warehouse Facility

- Size:** 30,000
- Bldg Dimensions:** 100 ft. by 300 feet
- Construction:** Steel on slab with metal-pitched roof, one interior set of center columns
- Floors:** Concrete slab – 6” over 12” run a crush compacted
- Roof Assembly:** Standing seam metal roof over 6” white polyester faced batt insulation
- Ceiling Height:** 25 ft center eve height and 23 ft to truss; 20 ft at sides of building, 17 ft to the truss
- Lighting:** Ceiling hung halogen lights
- Sprinklers:** Throughout –dry system
- Bathrooms:** Men and women
- Heating:** Gas fired forced hot air heat
- Electrical:** To owners specs
- Loading:** West end – 1 drive-in with 12 ft by 12 ft OH door, 1 dock with leveler and 8 ft X 12 ft door
East end – 2 docks with levelers with 8 ft X 12 ft doors
- Rail Siding:** There is an existing rail siding with four spurs a short distance from the building that can be extended to the building.
- Exterior Storage:** The rail siding is located adjacent to a 200,000 s/f slab, ideal for exterior storage of product delivered by truck or rail.



Warehouse Interior

The Cortland Industrial Center is located in close proximity to the Interstate I-81 traffic of I-81. The City of Cortland is situated in the center of New York State, equidistant from the Canadian border and Pennsylvania.



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