

Commercial/Industrial - Light



**260 Tompkins Street
Cortland, NY**

This is a rare, large B-2 parcel located just outside the Cortland city limits. Traffic at this location is a robust 16,426 ADT, consisting of primarily local traffic.

With a good mix of single family rooftops, apartment houses and apartment complexes nearby the population density is a plus.

Immediately near the SUNY Cortland athletic fields, Park Center Alumni Arena and Student Life Center.

Specifications

GENERAL

Lot Size:	3.4 acres
Building Coverage:	15%
Topography:	Flat, Drains well
Tax parcel #:	96.05-01-19.00
Frontage:	325 feet on Tompkins Street and 600 feet deep along the Eastern boundary
Parking:	27 cars identified in the front of the building (can expand) 18 cars identified in the rear of the building (can expand)

BUILDING

Total square feet:	22,793
Dimensions:	Building footprint is 130 ft. frontage by 220 ft. deep
Sprinklers:	Throughout
Restrooms:	2 restrooms
Electricity/Water:	Town of Cortlandville
Fuel:	Gas - NYS Electric & Gas
Sewer:	Town of Cortlandville

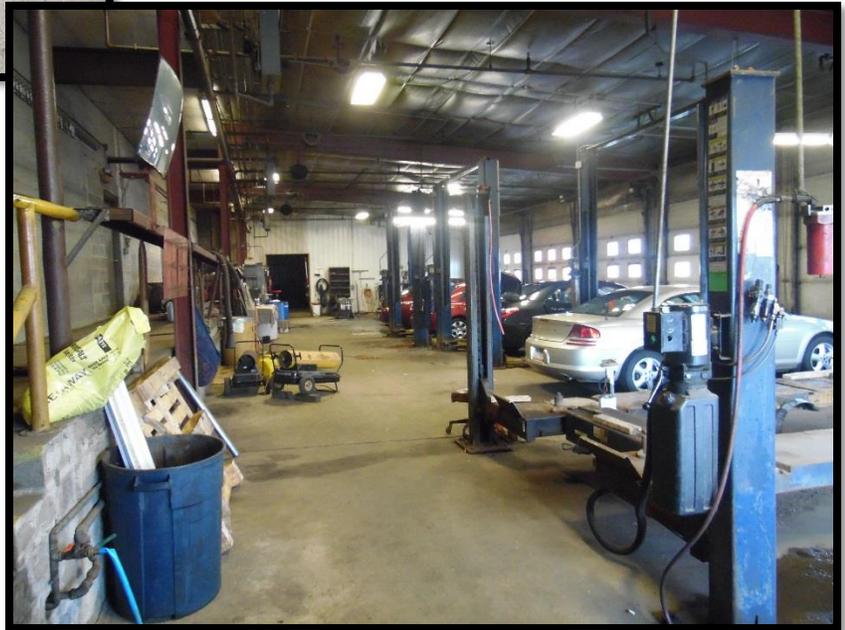
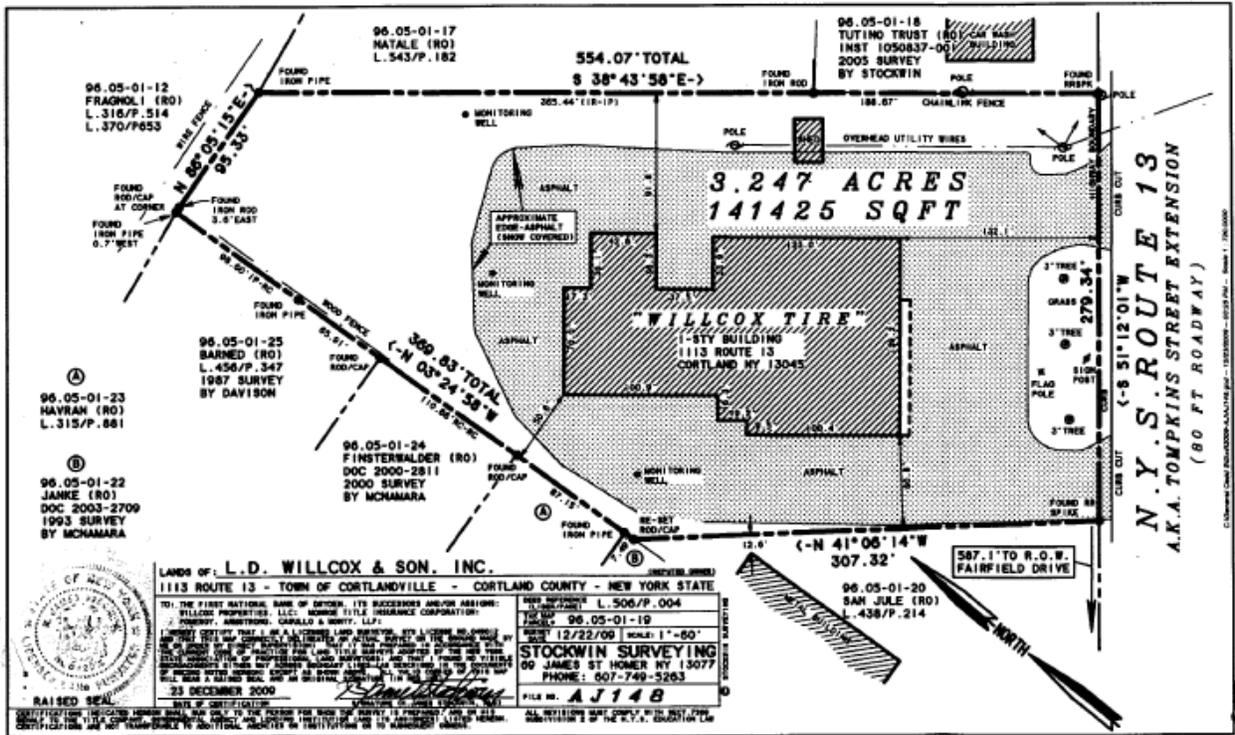
CONSTRUCTION

Floors:	Slab
Walls:	Block and Steel
Columns:	Scattered depending on age of construction
Roof:	Flat or pitched shed roof
Ceiling:	Dropped acoustical with strip fluorescent lights in office and retail area
Heat:	Gas forced air system installed at ceiling, HVAC in office area

Miscellaneous

Building Condition:	Good to Fair
Owner of Record:	First National Bank of Dryden
Municipality:	Town of Cortlandville
Zoning:	B2 – Business
Demographics:	1-mile radius – 6,279 Population 3-mile radius – 25,050 Population 5-mile radius – 32,067 Population

Survey



Points of Interest



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