

Manufacturing/Warehouse For Sale



Location/Access:	Located in the City of Cortland in a predominantly industrial area. This site is about 5 minutes from Exit 11 of I-81 and one block from NYS Routes 13 and 11.
Municipality:	City of Cortland, Cortland County
Zoning:	Industrial
Tax Parcels:	86.51-03-08.200
Acreage:	.90 acres
Road Frontage:	192 feet on Elm Street
Topography:	Flat. Drains well



Main Building

Building Construction:	Block and steel with metal roof with exterior metal clad siding on slab
Square Foot:	10,800 SF; 9,400 SF in production space and 1,400 SF in office/break area
Dimensions:	200' by 54'
Column spacing:	Clear span; no interior columns
Restrooms:	1 bathroom at rear of building
Fire System:	Fully Sprinklered – dry system
Utilities:	200 Amp/3 phase electric service provided by Nat'l Grid; gas (fired hot air) provided by NYSE&G
Loading:	1 tailgate level loading dock at the front of the building, and one ground level overhead door at the rear of the building
Ceiling Heights:	14 ft. to bottom of purlin
Lighting:	Ceiling hung halogen lights



Auxiliary Building

Size:	2,160 SF
Dimensions:	40' x 54'
Construction:	Pole construction, insulated, with steel siding and metal roof
Heat:	Gas fired ceiling hung system
Access:	4 - 12' x 12' overhead doors



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