



185 CLINTON AVE, CORTLAND, NY 13045
607-218-6221 | YAMANCI.COM
607-423-7800 | STEVE CINQUANTI

\$875,000

Warehouse For Sale or For Lease

**30 Kellogg Road,
Cortland NY**



Overview

The 30,000 SF stand-alone warehouse facility is available for sale or a 5-year Lease arrangement. The balance of the complex is a 205,000 SF manufacturing facility and is available on a lease arrangement with retrofit capability to meet the needs of the tenants. The main 205,000 building can be subdivided, or the entire complex can be made available to one Tenant. In addition, the entire complex can be purchased.

This property is just off NYS Routes 11 and 41, approximately 3 miles from Exit 11 off Interstate 81.

Rail:	New York Susquehanna & Western Rail. A four-track spur runs 450 feet from the main track. This spur can support the main manufacturing/warehouse building or outside storage facility.
Outside Storage:	Approximately 135,000 s/f of concrete slab situated adjacent to the rail spur. This slab can be used as a hard surface for storage of material or parking.
Power:	National Grid. There is an exterior transformer on site with access to 115 kV lines.
Gas:	NYSEG. Servicing the main building is a 10" steel line with 124 PSID
Sewer & Water:	Municipal
Environmental:	An Environmental Phase I Site Assessment will be available to interested parties. This is not a brownfield site.

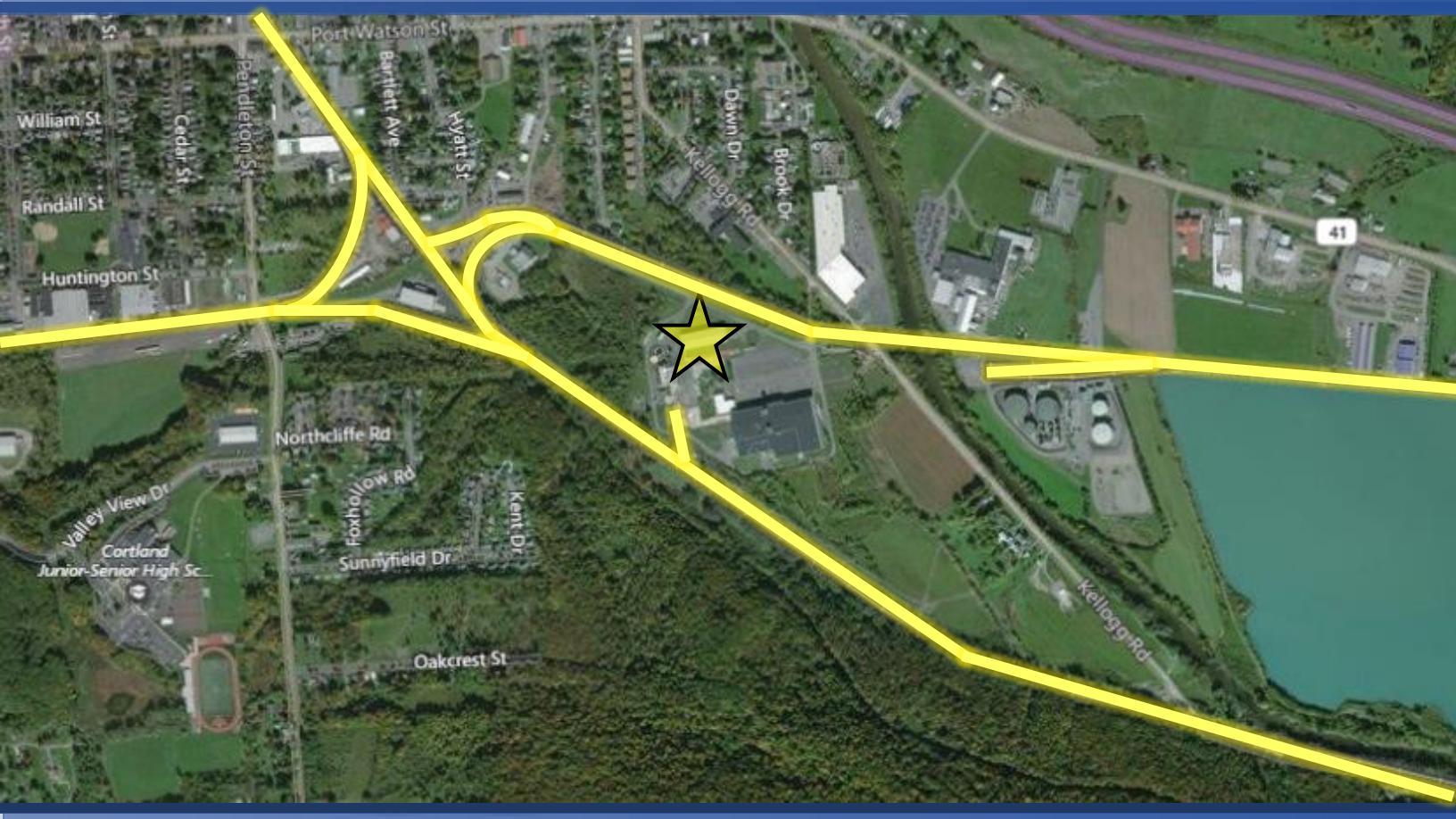


Specifications

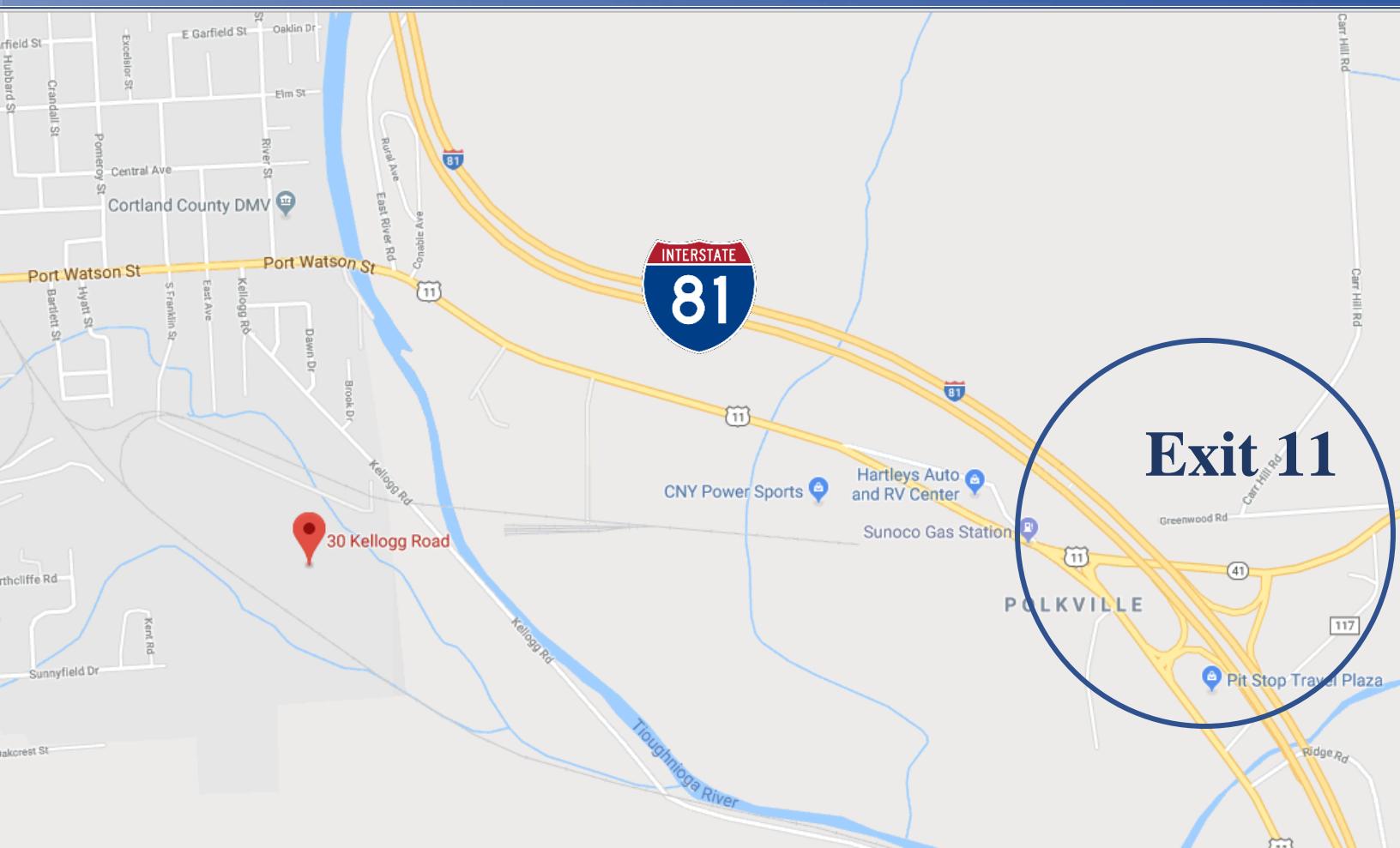
Size:	30,000 SF
Bldg. Dimensions:	100' by 300'
Construction:	Steel on slab with metal-pitched roof, one interior set of center columns
Floors:	Concrete slab – 6" over 12" run a crush compacted
Roof Assembly:	Standing seam metal roof over 6" white polyester faced batt insulation
Ceiling Height:	25' center eve height and 23' to truss; 20' at sides of building, 17' 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 owner specs
Loading:	West end – 1 drive-in with 12' by 12' OH door, 1 dock with leveler and 8' X 12' door East end – 2 docks with levelers with 8' X 12' 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.

This information is believed to be accurate and is derived from sources believed to be trustworthy. While it is believed to be correct, the accuracy of the above information has not been confirmed. Yaman Commercial Industrial, its agents and principal do not warrant, guarantee or make any representations with respect to said accuracy. You are responsible for independently confirming the accuracy and completeness of the information.

NY State Rail System

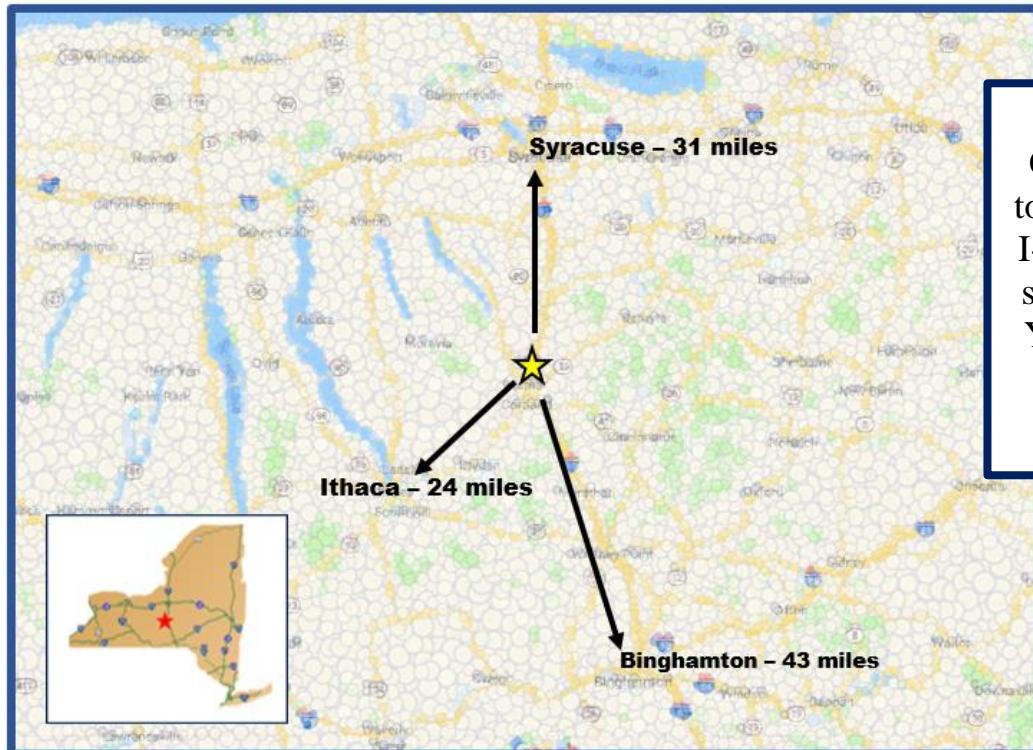


Access to NY Interstate 81





Warehouse Interior



The Cortland Industrial Center is 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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