



Cortland Commerce Center

839 NY-13, Cortland, NY

Office - Retail - Medical - Distribution - Light Manufacturing - Flex



All or a Portion of 32,000SF

Cortland Commerce Center ready for build out to suit a wide variety of uses.

David Yaman Realty Services has had a long and successful history of development in the Central NY region. Their industrial portfolio included numerous national and international industrial clients.

Steve Cinquanti, CCIM

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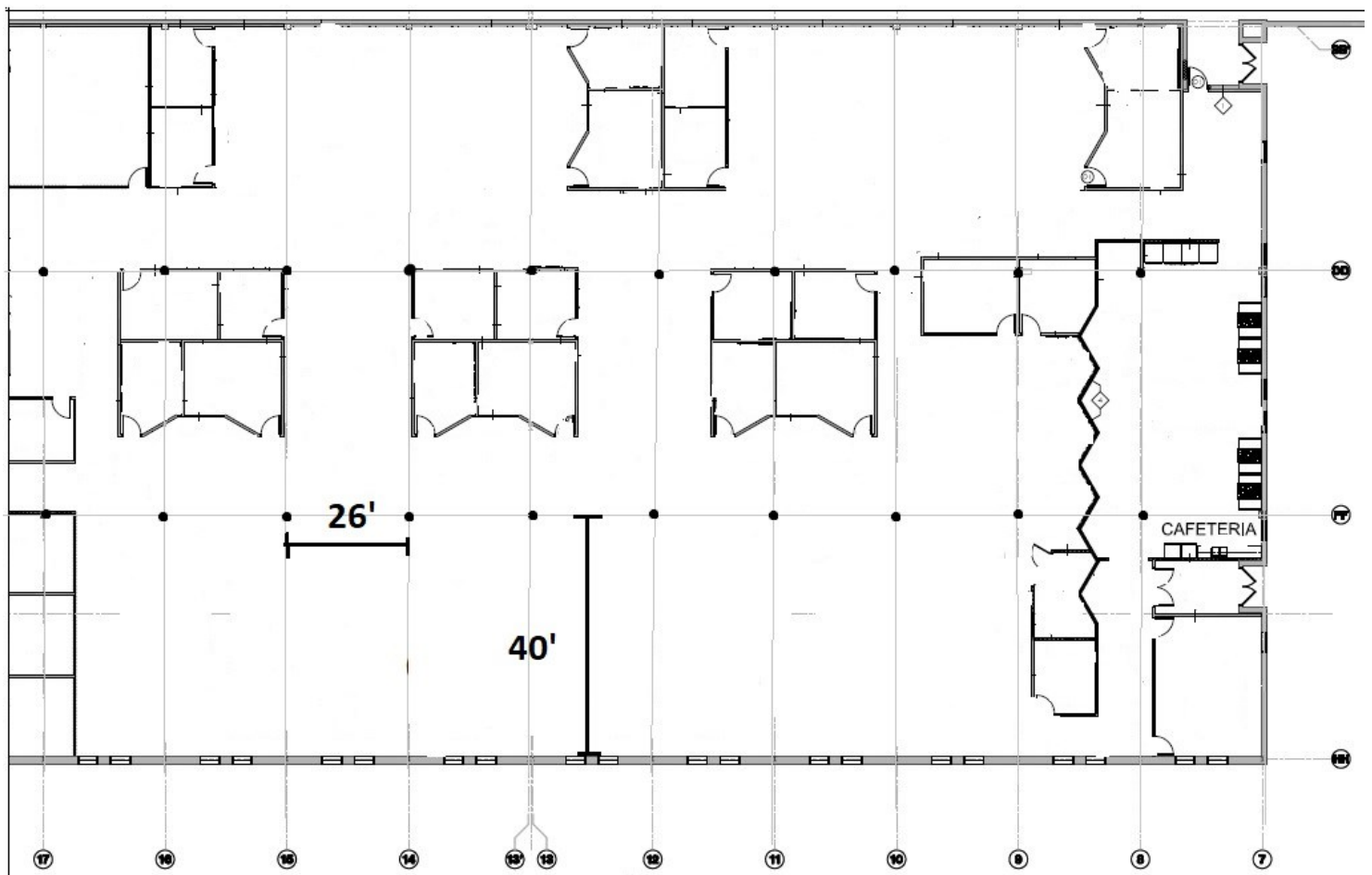


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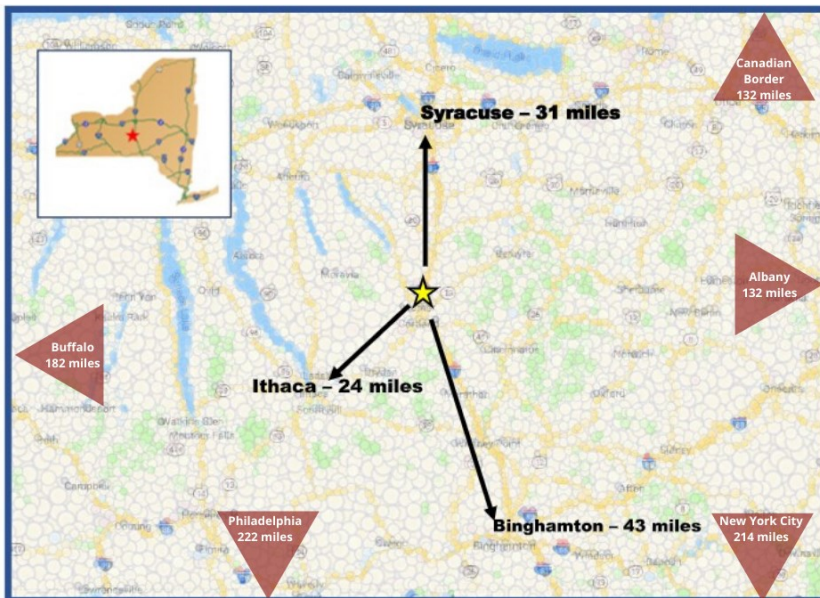
Options to demo and Build to Suit - Options to split and demise



Open spaces allow a flexible configuration with multiple restrooms, a cafeteria, a break room and expansive convenient parking.

The consistent 24/7/365 traffic flow is a mix of local and commuters

Major Employers Nearby



At the intersection of NY-281 and NY-13 South is a collection of national franchises including a Walmart Super Center. The two State Routes merge from the north at this location building traffic enroute to these enterprises and Ithaca beyond. National food chains, retail clothes, banks and grocery line both sides of the highway here.

With five major employers nearby the DAYTIME population within 10 minutes is over 32,000.

Retail in the Corridor

Lowe's

Price Chopper

Tarson Pools & Spas

Applebee's Grill & Bar

Ponderosa

A&W

Aldi

Aspen Dental

Central Tractor Supply

McDonald's

HEP Sales

Maurices

Game Stop

GNC

Olympia Sports

Country Max

Cort-Lanes

JCPenney

Marshalls

First Niagara Bank

Wal-Mart Super Center

Dunkin' Donuts

Advanced Auto Parts

Sleep Lab

Diamond Wireless

First National Bank of Dryden

Cannon Pools

The Shoe Dept.

Sally Beauty Supply

Dollar Tree

Cortland Nails

Payless Shoe Source

Empire Vision Works



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