



Table of Contents

General Information

2

Exterior Photos

6

Floorplan for two proposed spaces

3

Site Map with access points

7

Property Details
Industrial Space

4

State Locator Map

8

Warehouse and Docks

5

Contact Yaman

9



Cortland Commerce Industrial Center

839 NY-13, Cortland, NY



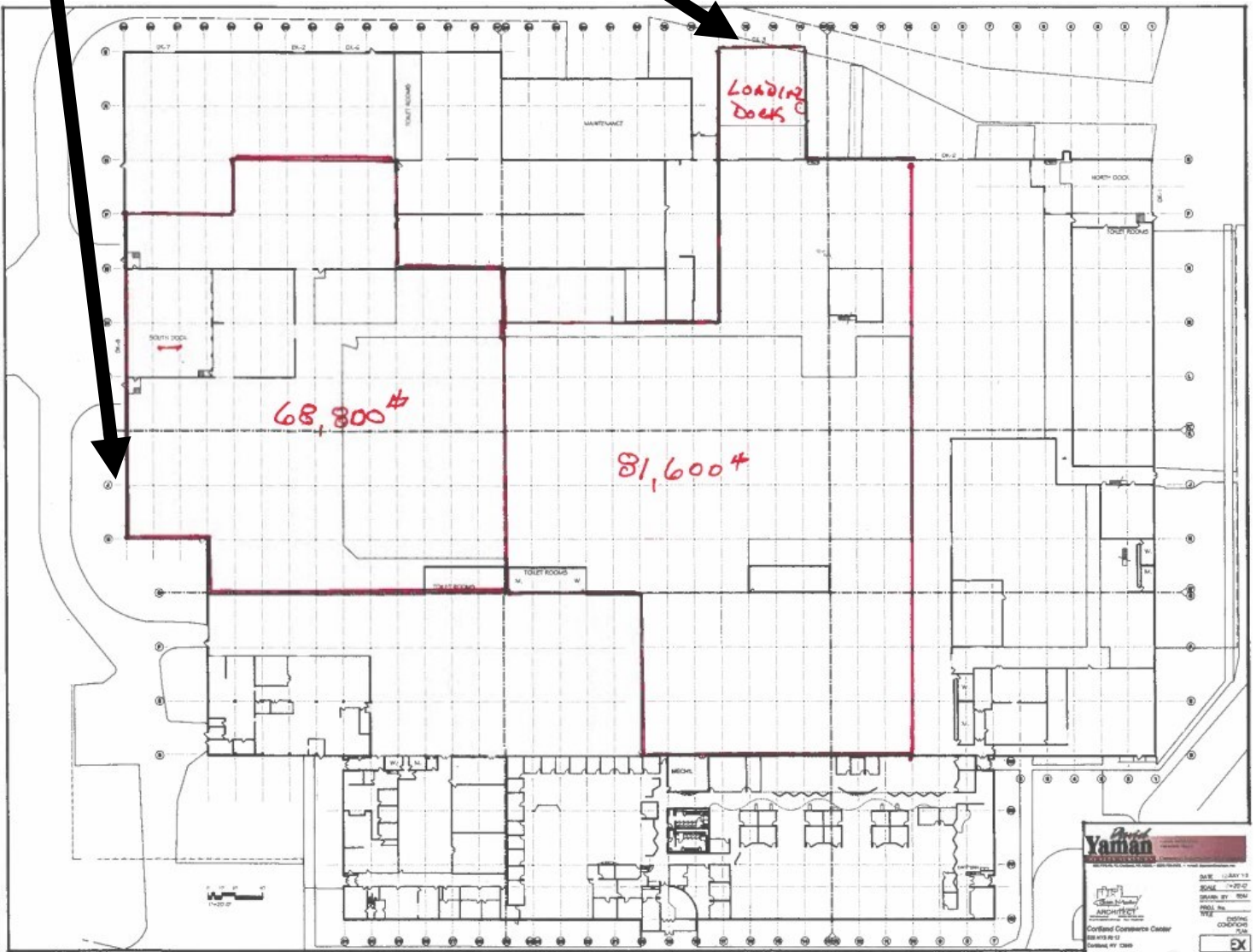
Rentable Industrial Space (all or a portion of) **186,000SF**

The Cortland Commerce Center is a business and industrial complex containing over 60,000 square feet of office space and 380,000 square feet of industrial and warehouse space. The facility is situated on over 50 acres of land, and located conveniently next to Cortland County's regional commercial retail center on NYS Route 13 with easy accessibility to Interstate Route 81. There are presently 14 industrial and office tenants occupying the facility.

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.

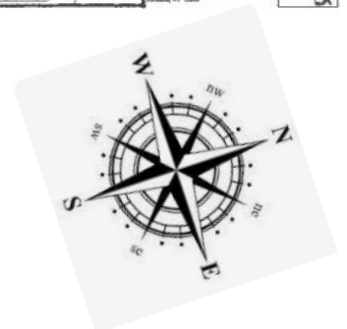
6 Bay Covered Gate level

4 Bay Covered Gate level



- These are just two suggested configurations. We can deliver anything from 50,000 SF to 186,000 SF

Leasing space with secure demising walls for \$7.00 to \$9.00/SF depending on TI, plus % share of utilities (est \$0.56)



PROPERTY DETAILS

General Information

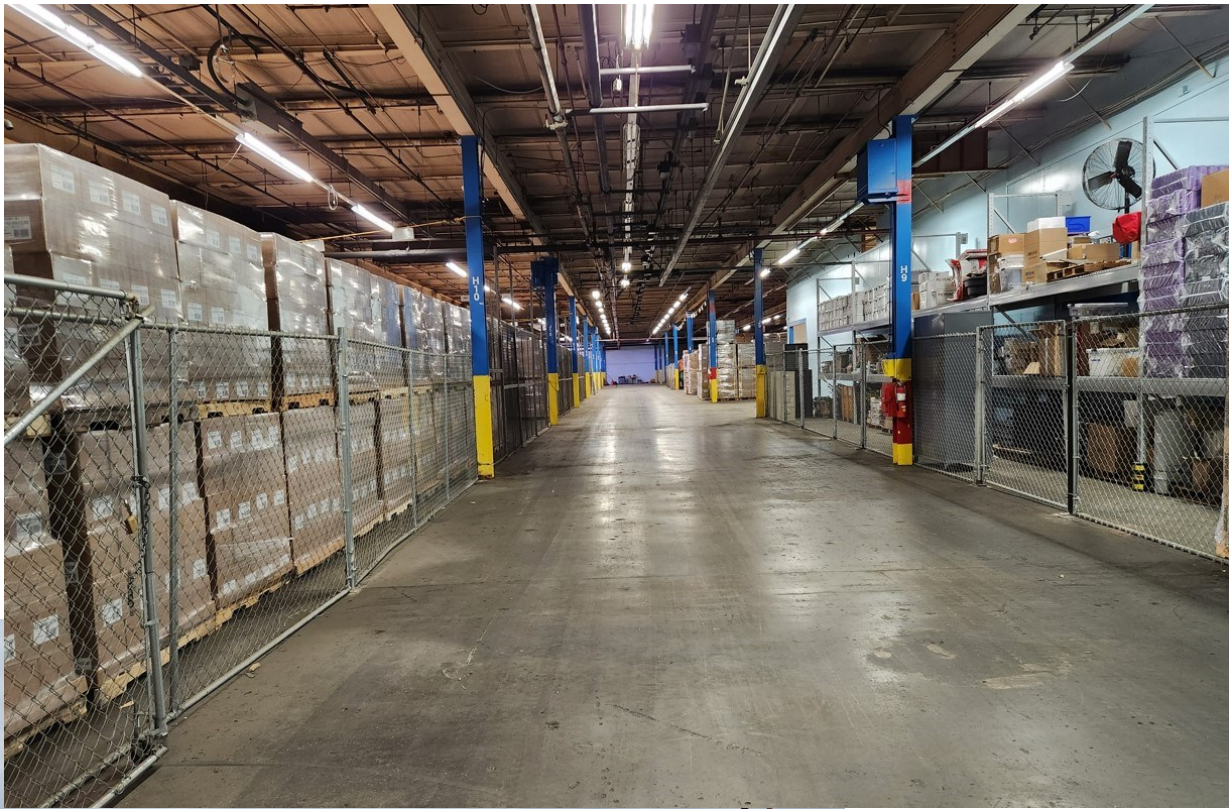
Municipality:	Town of Cortlandville, Cortland County
Zoning:	I-2 Industrial
Parking:	Ample parking at entrance locations to offices. Industrial complex has large parking areas for employee cars, and ample fenced-in exterior storage and truck staging areas with parking for approximately 30 Tractor Trailers.
Utilities:	High volume natural gas, municipal sewer and water is available at all locations of the complex. The facility has an exterior transformer providing up to 7.5 MVA at a discounted rate.
Accessibility:	Located on NYS Route 13 at the convergence of the recently expanded NYS Route 281. Traffic at the building is 15,608 AADT (NY D.O.T.). NYS Route 281 provides quick access to Interstate Route 81 at Exit 12. Cortland is located 20 minutes from Ithaca and 30 minutes from Syracuse.

Industrial Space Available

Total Sq. Ft.	All or a portion of 186,000SF is available. This space is contiguous with the office complex.
Construction:	Tilt-up concrete walls with steel on slab
Floors:	Concrete slab constructed with heavy load specifications
Column Spacing:	20 ft. by 40 ft.
Ceiling Height:	18 feet
Lighting:	Ceiling hung fluorescent strips
Sprinklers:	Wet System throughout
Bathrooms:	Multiple men & women bathrooms in <u>close proximity</u>
Heating:	Roof mounted gas systems
Loading:	Twelve interior gate level docks in three separate areas. Three drive in docks



WAREHOUSE AND DOCKS



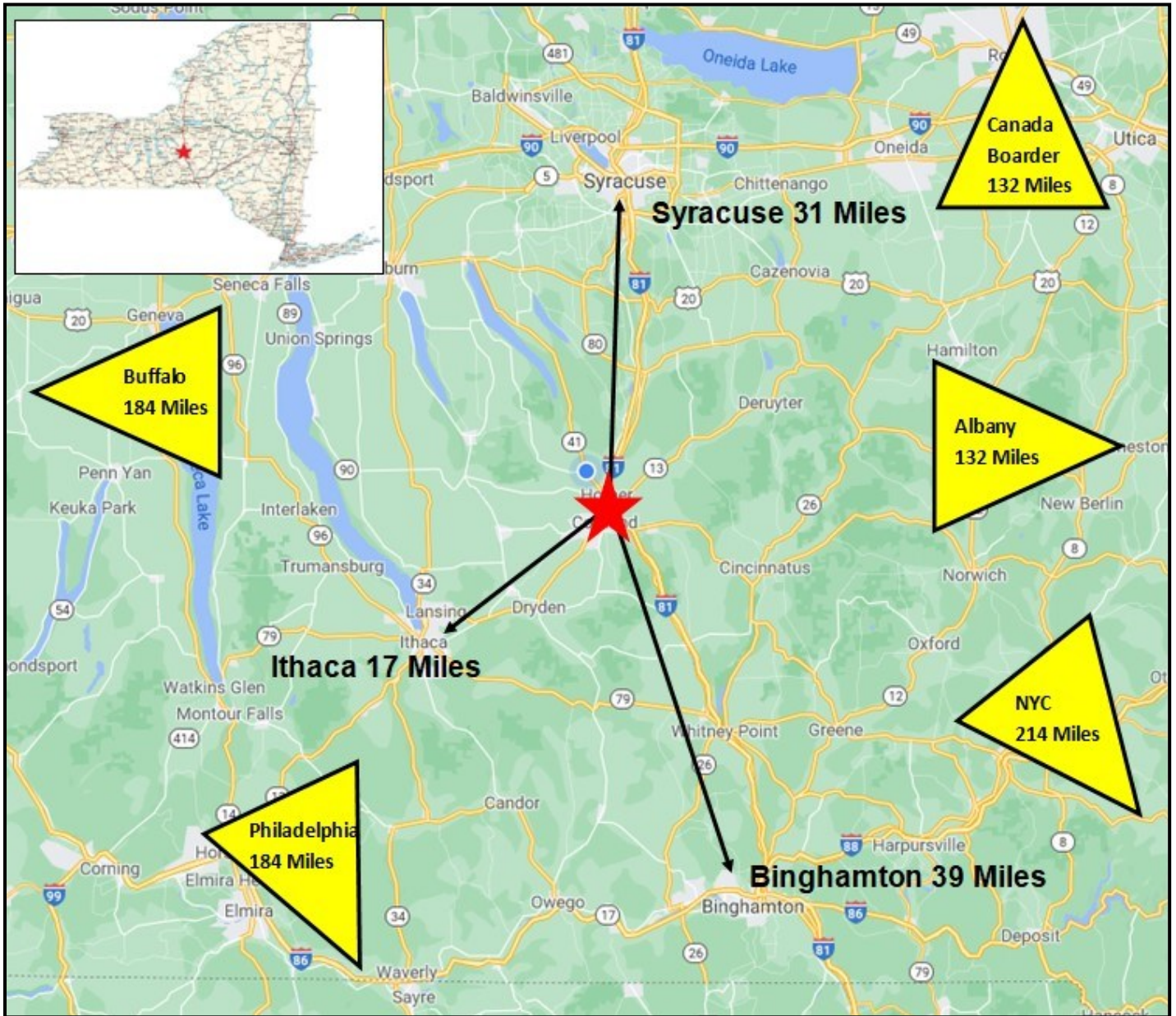
EXTERIOR





Truck Access Points ★
Covered Loading Docks ★

839 NY-13 Cortland, NY



CONTACT



**185 Clinton Avenue
Cortland, New York 13045
yamanci.com**

Steve Cinquanti, CCIM
Associate Broker
607-423-7800 c
607-218-6221 o
steve@yaman.com

