



Great Dane Properties, LLC

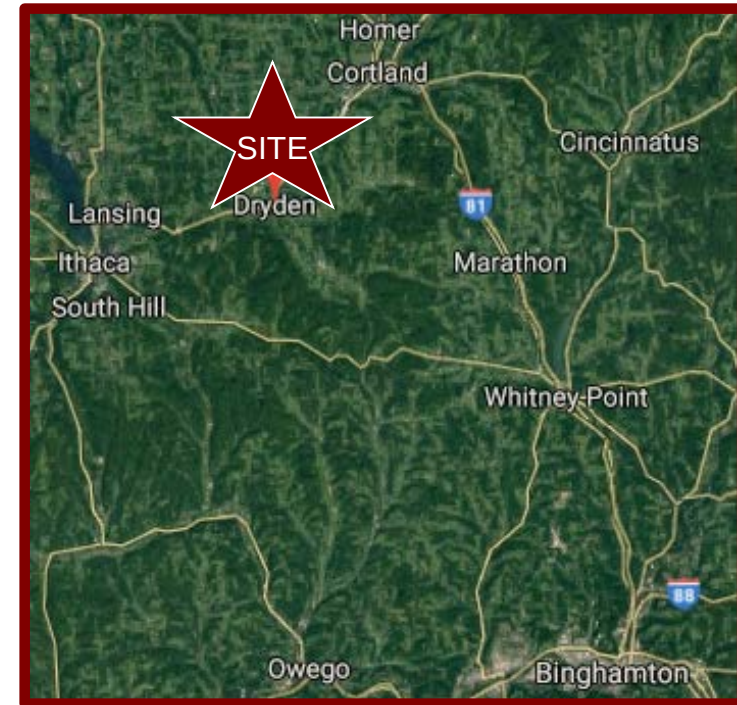
Commercial Real Estate Sales, Leasing, Management & Development

For Sale/Lease

Industrial/Light Manufacturing/Warehouse Building

15 Freeville Road, Dryden, NY 13053

Tompkins County



Joseph M. Draghi

Licensed Real Estate Broker

Licensed in New York, New Hampshire, Connecticut,
Massachusetts, Vermont & Florida

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Karina K. Draghi

Licensed Real Estate Broker

Licensed in
New York & Florida

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Florida Office: 6151 Blackjack Court N, Punta Gorda, FL 33982

Cortland
10 Miles

Tompkins Cortland
Community College

**DOLLAR
GENERAL**

Dryden
Middle & High
School

TOMPKINS
TRUST COMPANY

SUBWAY

Queen Diner

SITE

1st
NATIONAL
BANK
of DRYDEN

Dryden
Lawn & Recreation

NAPA

Residential Housing w/144 Units

**Kinney
DRUGS**

Speedway

McDonald's

**Shur's
Fine**

**DUNKIN'
DONUTS**

13,503 AADT

Mirabito
CONVENIENCE STORES

12,140 AADT – Dryden Road/ NYS Rt-13

Dryden

13

392

Ithaca
14 Miles

79 North Street, Dryden, NY

	2 mile radius	5 mile radius	10 mile radius
Population	4,457	10,675	71,096
Households	1,664	4,142	26,884
Median HH Income	\$56,785	\$59,511	\$55,773

1st
NATIONAL
BANK
of DRYDEN

GREEK PEAK
MOUNTAIN RESORT
Hope Lake Lodge
& INDOOR WATERPARK

10 Miles East

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15 Freeville Road

Industrial/Light Manufacturing/Warehouse Building

\$625,000 or \$5.50/SF/YR

MLS #316148

- 8,944 SF (7,280 Shop Space, 1,664 Office Space)
- 400 Amp w/ a 45KVA 3 Phase Transformer
- 16' Ceilings
- Gas & Electric onsite
- Municipal Water/Sewer
- Fenced Side Yard
- Built in 1990
- Zoned Commercial Business



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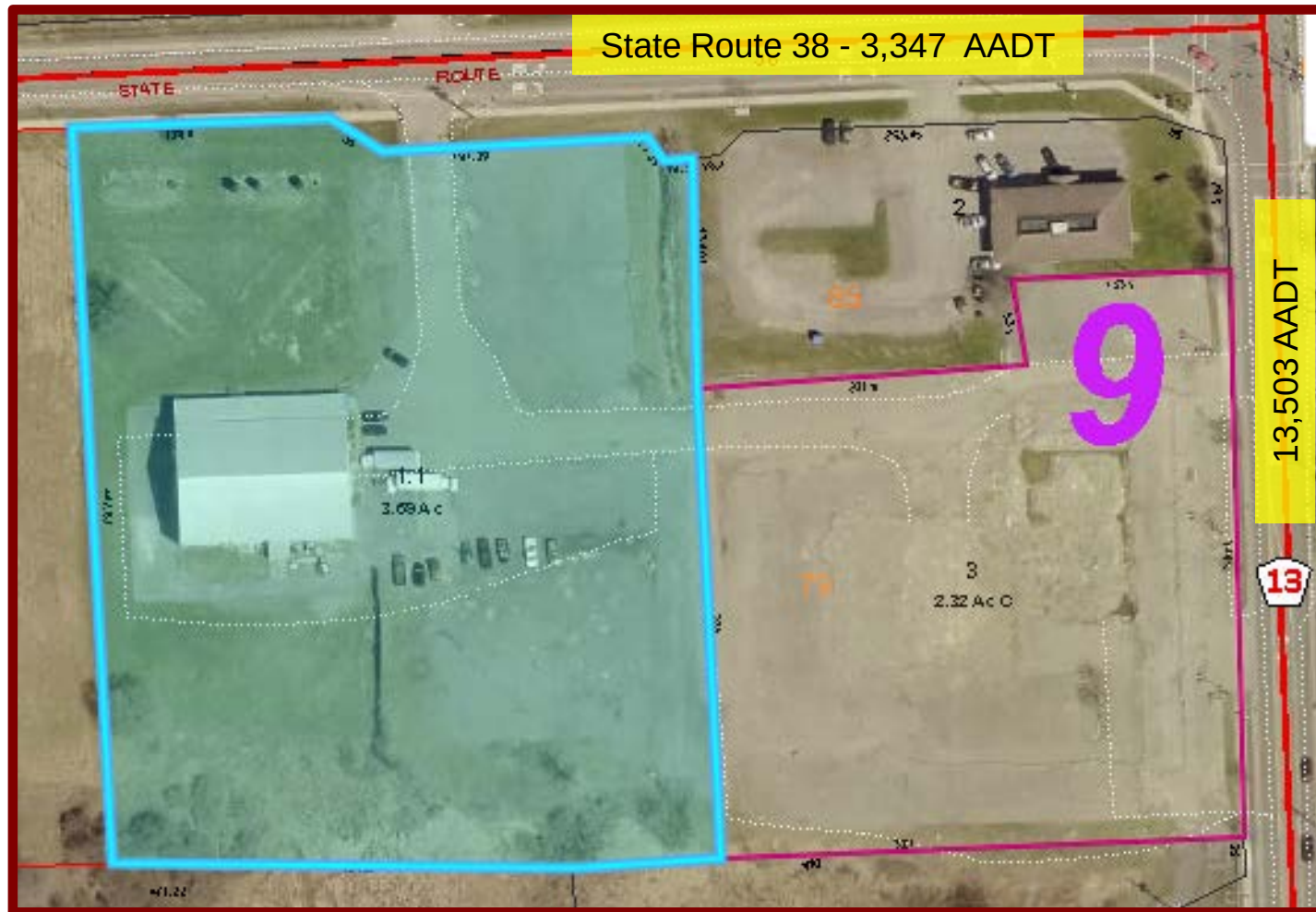
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Tax Map # 9.-1-1.1



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