



Ellis Drive Professional Building

Professional / Medical Office
Suites
& / OR
Retail Storefronts

- 912 sf
- 1,224 sf
- Located between Ithaca & Cortland in the heart of Dryden
- Easy Access
- Good Visibility
- New Construction



15 Ellis Drive
Dryden, NY 13053

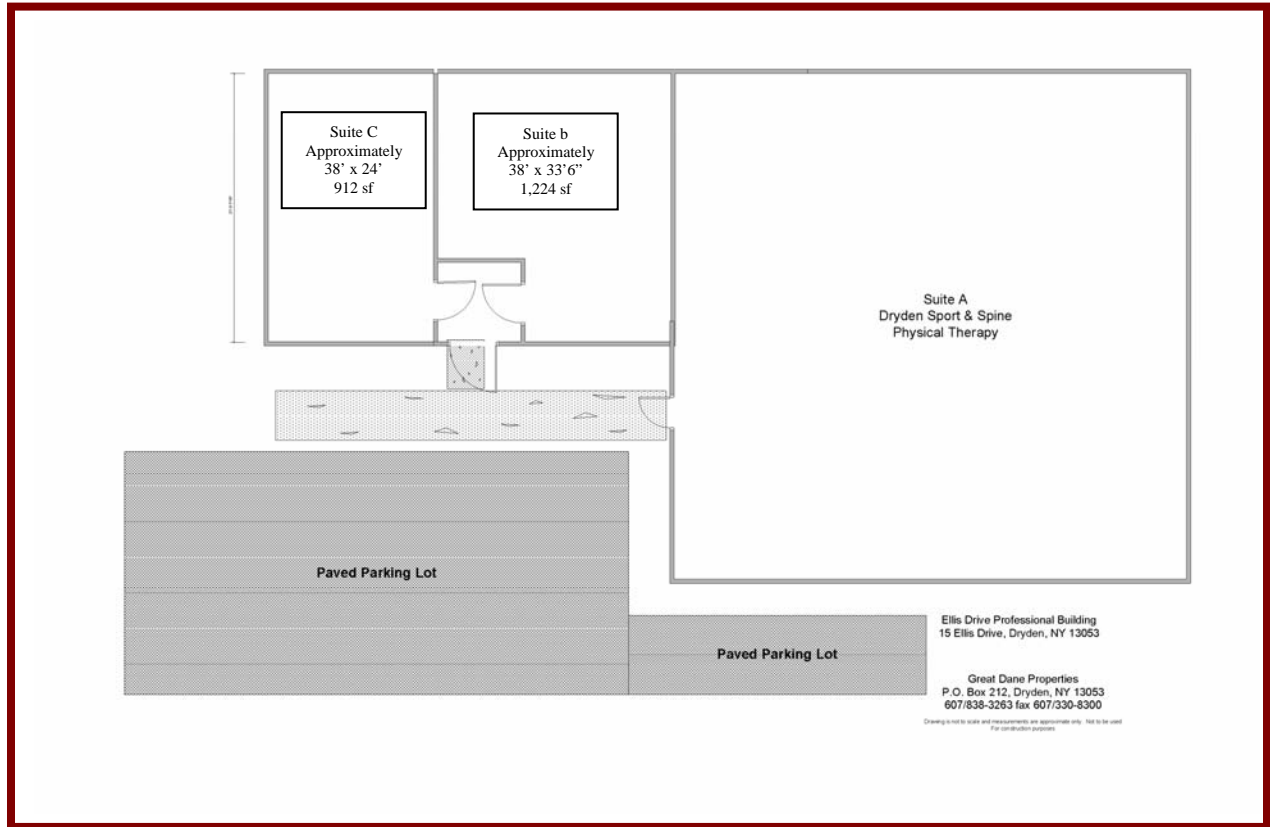


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McLean, NY 13102

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Site Plan

■	Suite C	Approximately 38' deep x 24' wide	912 sf
■	Suite B	Approximately 38' deep x 33.6' wide	1,224 sf

\$12.00/ sf NNN (App. 1.80/sf)

Space may be demised in various configurations.

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Site Information

- Address: 15 Ellis Drive, Dryden, NY 13053
Tompkins County
- Location: Between NYS Route 13 & NYS Route 38 in the village of Dryden
- Acreage: Situated on 1.12 acres. With 5,300 Gross leasable area
- Traffic Access: Easy access off Ellis Drive
- Visibility: Good Visibility from Ellis Drive as well as NYS Route 13
- Utilities: NYSEG
Water – Municipal services available
Sewer – Municipal services available
- Parking Lot: Paved 12 spaces currently available, approved for up to 60
- Condition of Space: Raw space ready for build out. Can be configured to suit your needs.



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