

Great Dane Properties



Now Available:
Commercial Space
Approximately 3,000 sq ft

Great Dane Properties is pleased to present:
2025 Dryden Road
On Route 13

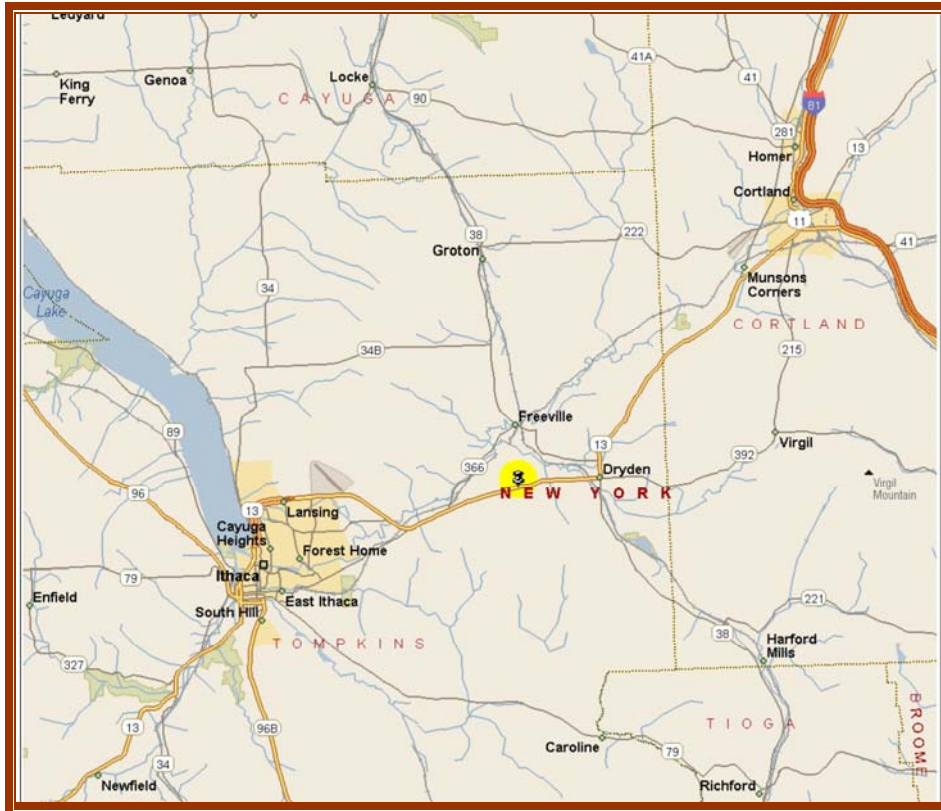
For more information or to see this property contact:
Joe Draghi
Great Dane Properties

P.O. Box 212, McLean, NY 13102
607/838-3263 Fax 607/330-8300
www.greatdaneproperties.com

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Site information

Location: 2025 Dryden Road, Freeville, NY 13068



Located midpoint between Ithaca and Cortland
Approximately 12 miles from Route 81 on NYS Route 13

- Traffic Access: Easy access for heavy trucks off NYS Route 13
- Visibility: Highly visible to traffic in both directions, easy to locate.
- Parking: Large Parking area for heavy trucks, or trucks and trailers.

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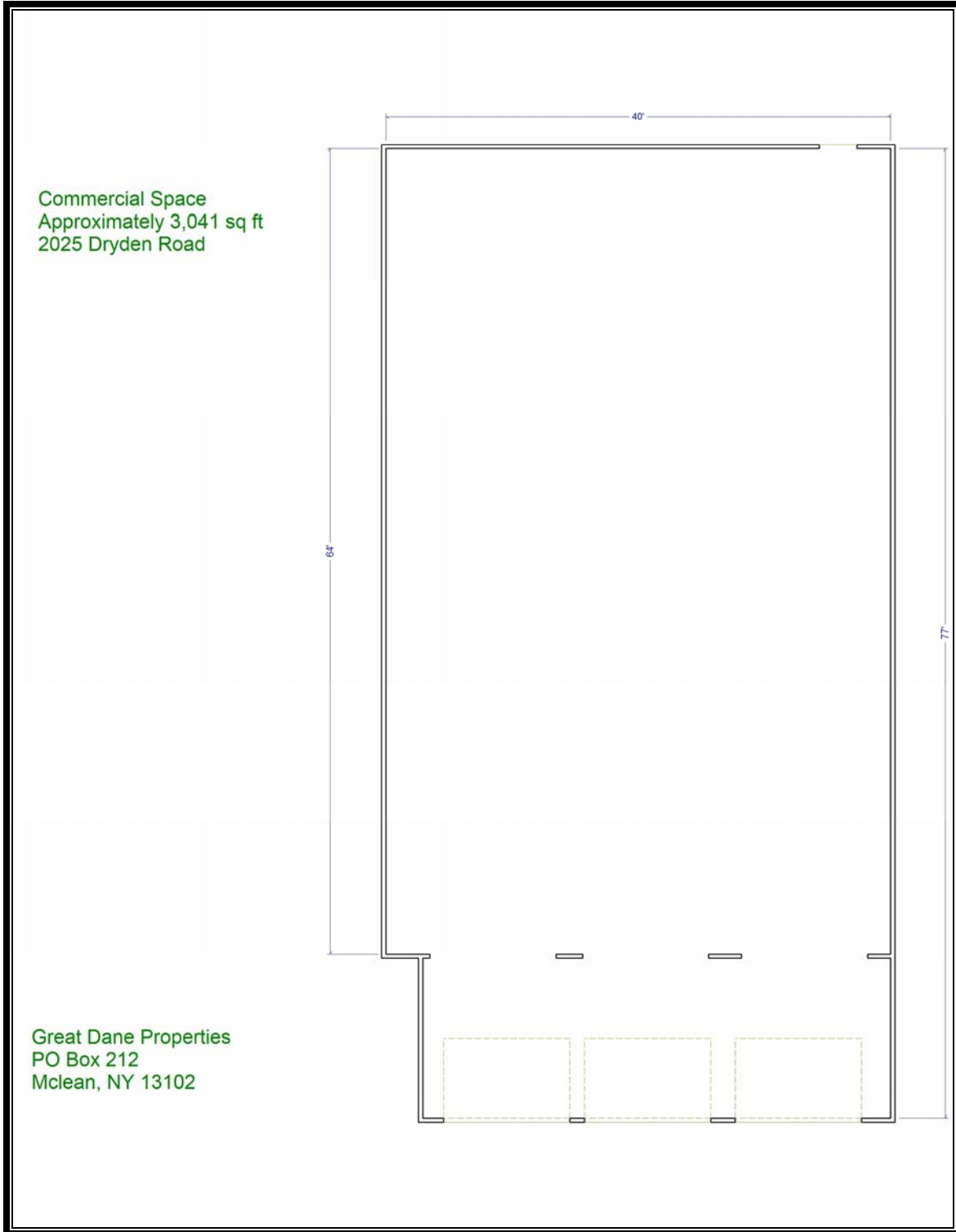
Building specifications

Leasable Floor Area:	app. 40' x 77' for a total of 3,041 SF
Construction:	Clear span pole construction (1989)
Condition:	Newly renovated
Loading Access	3 elevated loading docks with Overhead doors



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Floors are 6" reinforced concrete slab.
Exterior walls are metal panels.
Roof is an insulated pitched metal roof

Power available: 380 amp, 3 phase service provided by NYSEG

Well & Septic

Asking Lease Rate: Varies depending on tenants required improvements

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