

# Great Dane Properties

Now Available:



Small Retail, Office or Warehouse

Great Dane Properties is pleased to present:  
2186 Dryden Road  
Freeville, NY 13068

For more information or to see this property contact:

P. O. Box 212, McLean, NY 13102  
607/838-3263 Fax 607/330-8300  
[www.greatdaneproperties.com](http://www.greatdaneproperties.com)

# Great Dane Properties

Joe Draghi  
Great Dane Properties

## **Site information**

Location: 2186 Dryden Road – NYS Route 13, Freeville, NY 13068

Traffic Access: Easy access from Dryden Road / NYS Route 13

Visibility: Highly visible, located close to road.

Acreage: Lot size 87' x 147'

Tax Parcel #: 38.-1-7.1

Road Frontage: 80'

Parking: Front storefront parking and rear employee / excess parking available, drive around building allows easy access for tractor trailers.

Assessment: \$86,000.00

Sale Price: \$120,000.00

## **Building specifications**

Gross Floor Area: approximately 4,677 SF

Exterior Dimensions: Quonset dimensions 40' x 61'  
Addition dimensions 16' x 24'

Interior Dimensions: see attached floor plan

Construction: Quonset building  
Addition on slab of stick construction late 1980's

Condition: Average condition.

P. O. Box 212, McLean, NY 13102  
607/838-3263 Fax 607/330-8300  
[www.greatdaneproperties.com](http://www.greatdaneproperties.com)

# Great Dane Properties

Sewer and Water: Well and Septic

Utilities: Electric and Gas

Additional land and road frontage can be purchased with this property.

## **Leasing Floor plan**

Suite 1: Approximately 1,458 SF

Suite 2: Approximately 982 SF

Suite 3: Approximately 384 SF

Second Floor Office: Approximately 350 SF

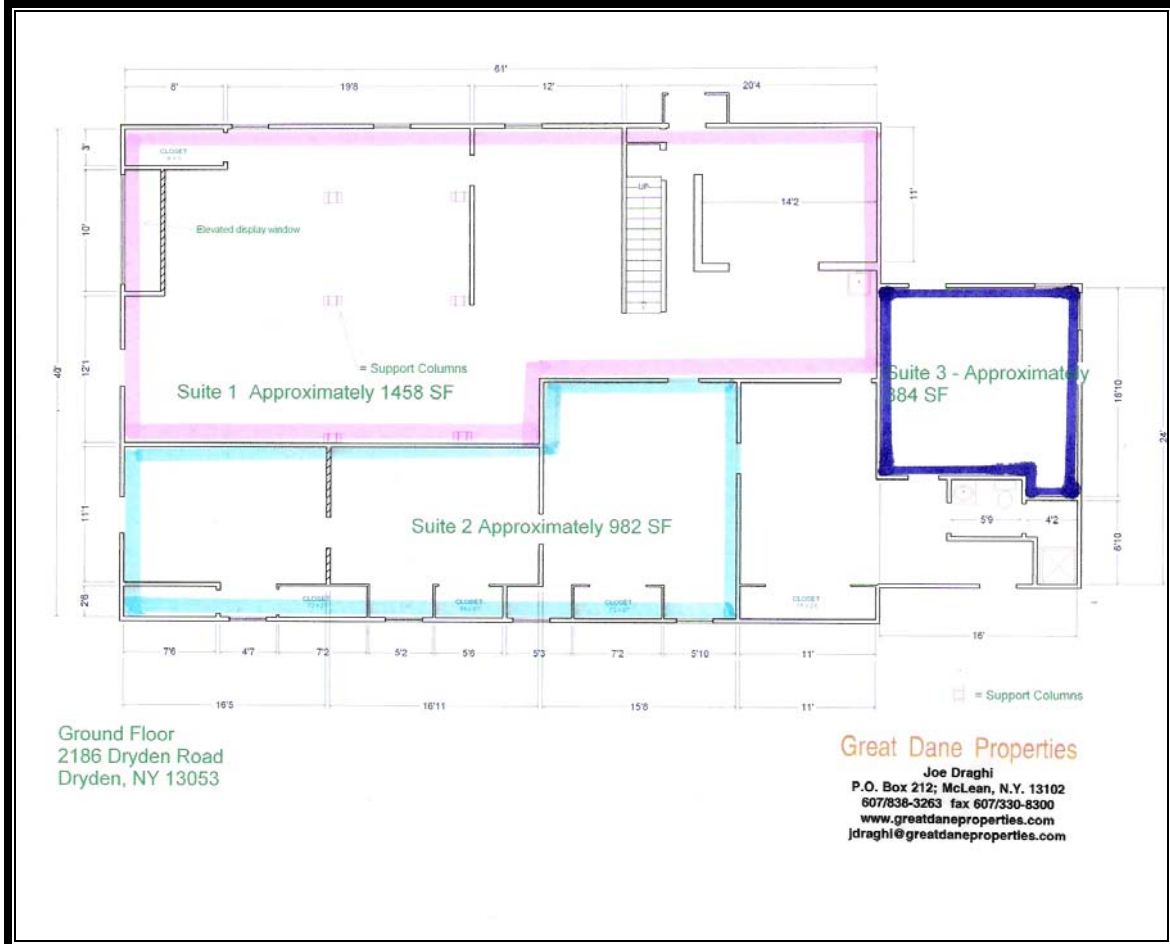
Second Floor Storage Space: Approximately 1,500 SF

P. O. Box 212, McLean, NY 13102

607/838-3263 Fax 607/330-8300

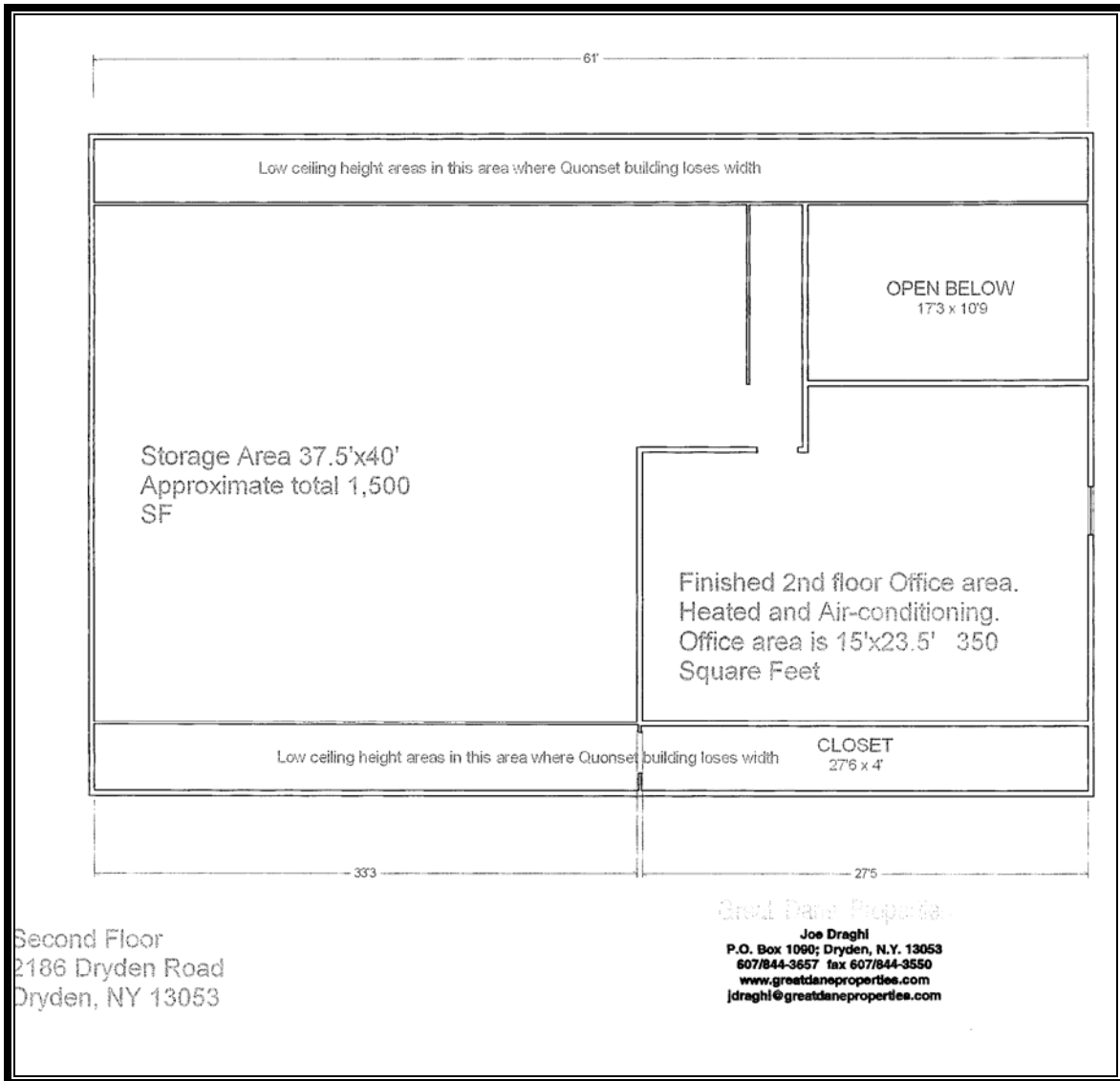
[www.greatdaneproperties.com](http://www.greatdaneproperties.com)

# Great Dane Properties



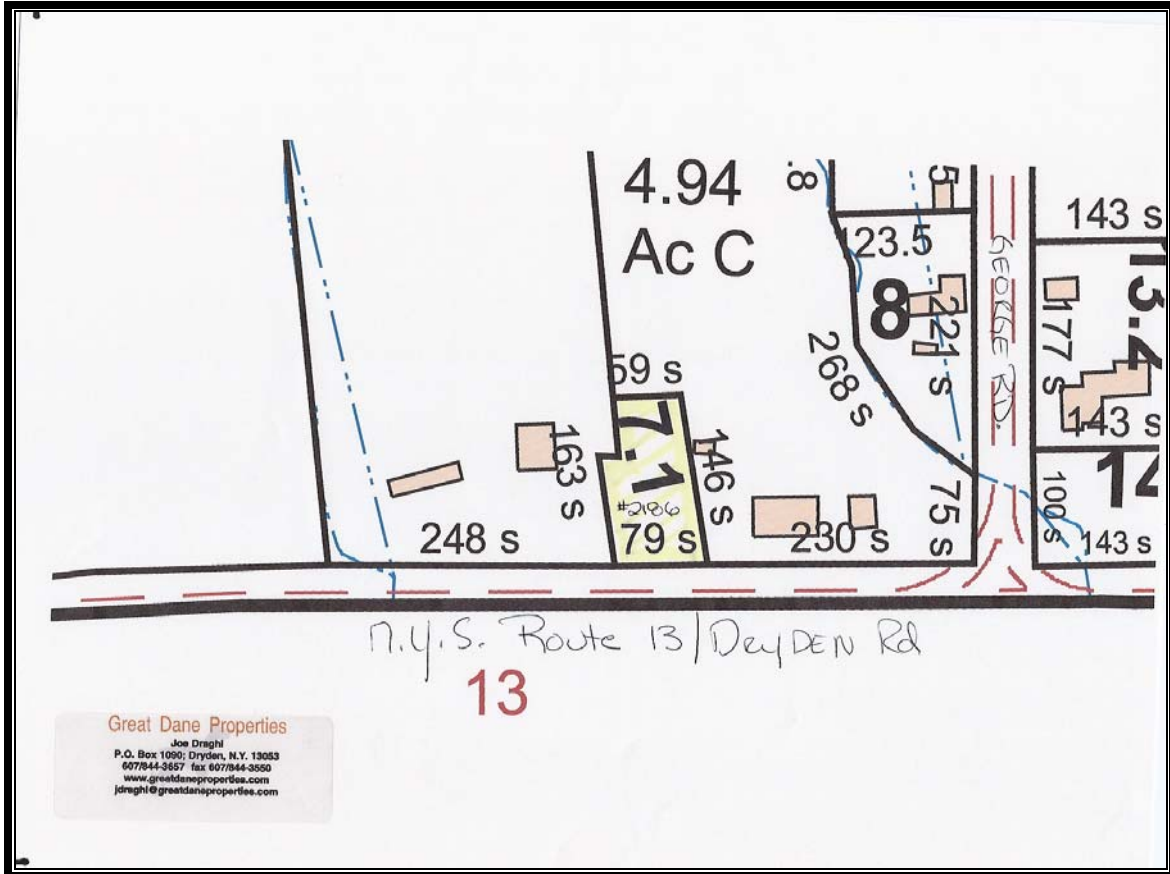
P.O. Box 212, McLean, NY 13102  
607/838-3263 Fax 607/330-8300  
www.greatdaneproperties.com

# Great Dane Properties



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

# Great Dane Properties



*All information furnished regarding buildings for sale, or lease is from sources deemed reliable, however, no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, prior sale, lease, financing or withdrawal without notice.*

P. O. Box 212, McLean, NY 13102

607/838-3263 Fax 607/330-8300

[www.greatdaneproperties.com](http://www.greatdaneproperties.com)