

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

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.

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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

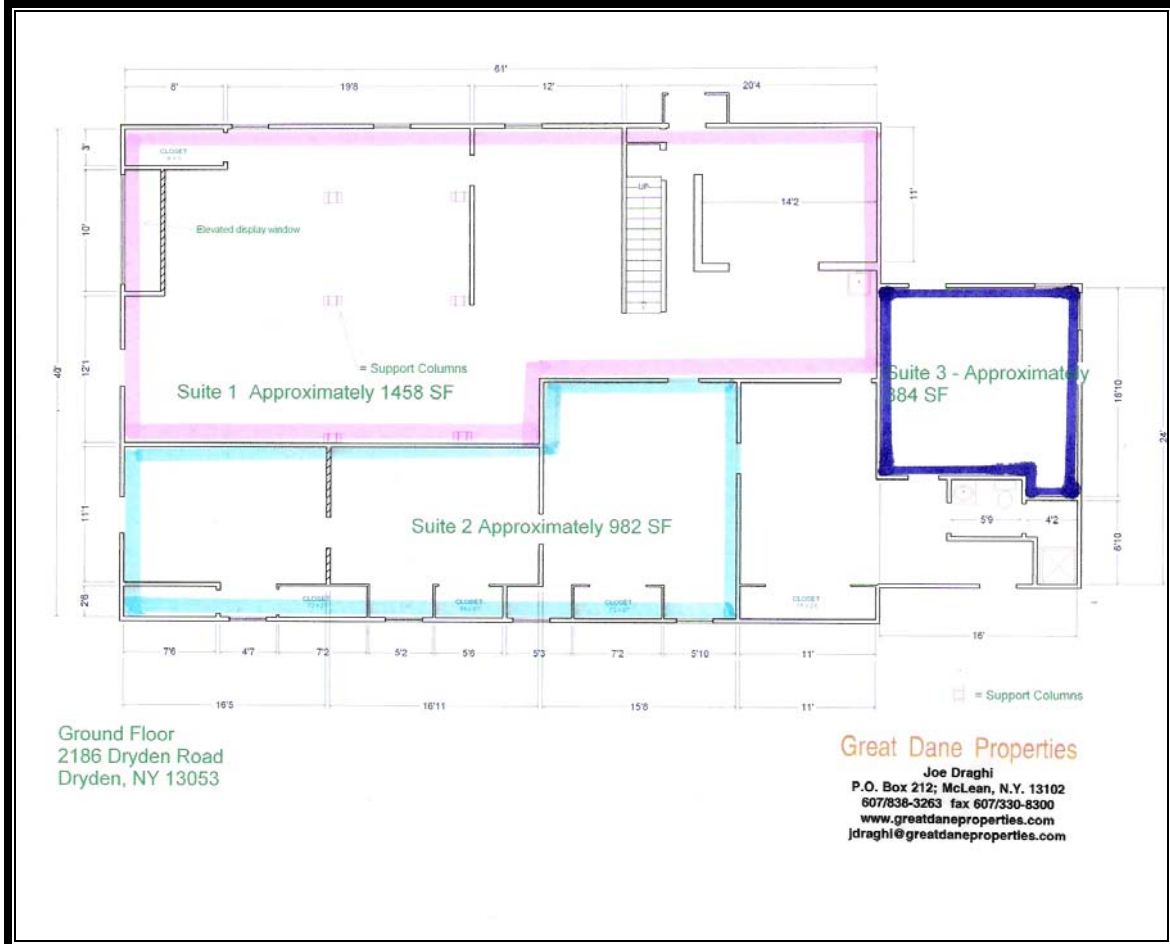
Second Floor Storage Space: Approximately 1,500 SF

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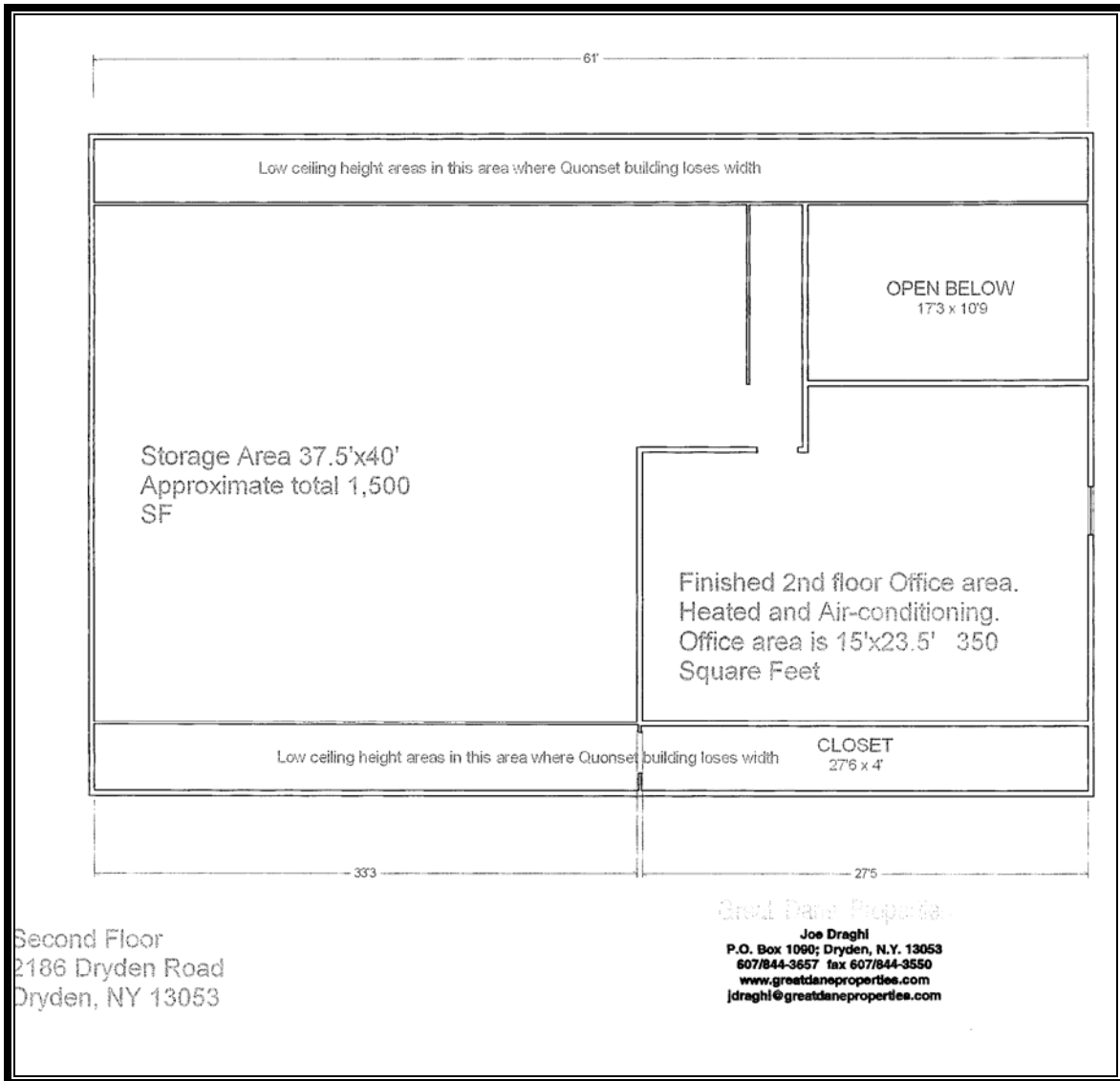
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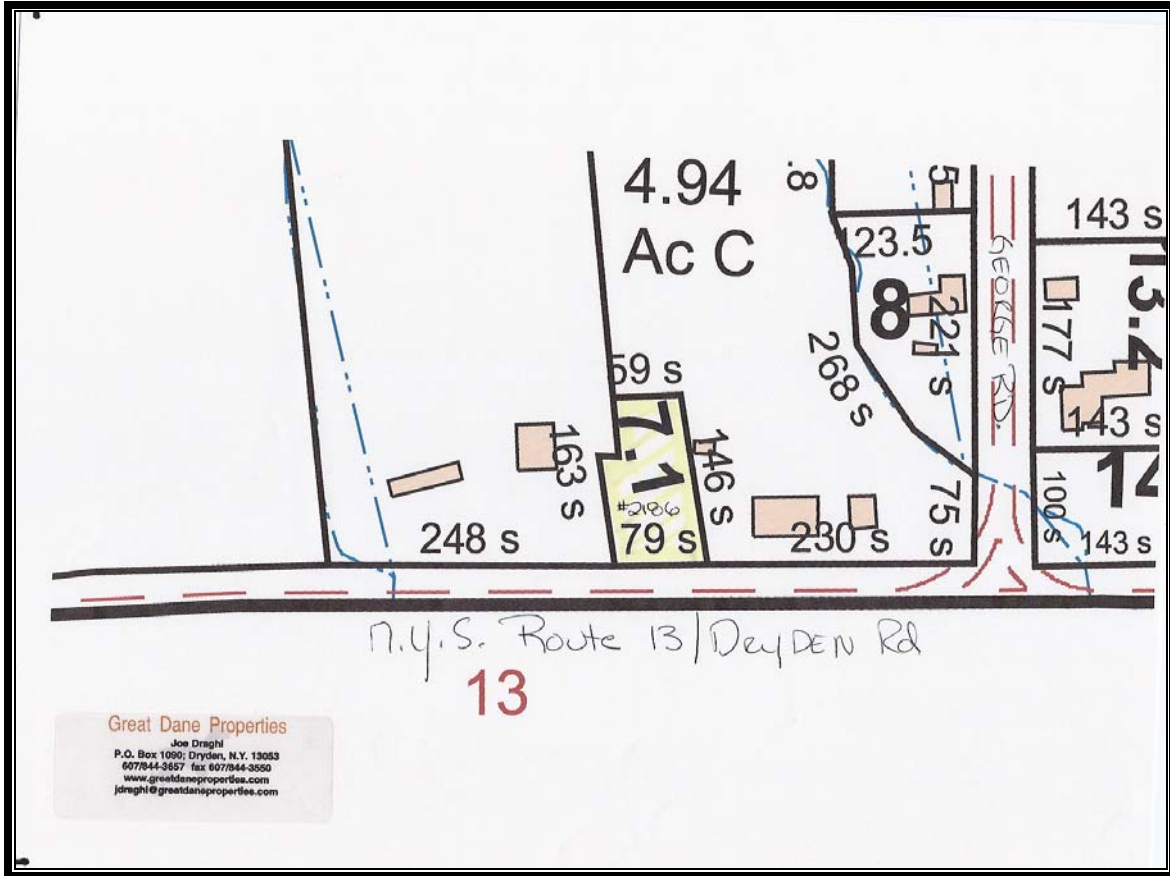
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