



21 SQUIRES ST COMMERCIAL SPACES

21 Squires St, Cortland, NY 13045



PROPERTY DESCRIPTION

- 11,000 SF warehouse/office — \$5,500/month + utilities. Former bus garage with flexible zoning, ready for its next use.

- 5,400 SF warehouse/office — \$2,925/month + utilities. Former auto parts store with warehouse, private offices, reception, and kitchenette.

- 8,100 SF warehouse/office — \$4,387/month + utilities. Owner-occupied, available quickly.

The ideal tenant will sign a 3-5 year term with option for renewal. Warehouse space has multiple overhead doors, and ample power and lighting for light industrial uses. Plenty of parking available in private, fenced lot. Less than 5 minutes to i-81, and rail access to the south.

PROPERTY HIGHLIGHTS

- Lease options: 11,000 SF (\$6.00/SF), 5,400 SF (\$6.50/SF), 8,100 SF (\$6.50/SF).
- Multiple overhead doors, one loading dock
- Close proximity to rail and NY interstate 81
- Local landlord is invested in longterm clients and maintenance of property

OFFERING SUMMARY

Lease Rate:	\$6 - 6.50 SF/yr (MG)
Number of Units:	3
Available SF:	5,400 - 11,000 SF
Lot Size:	29,748 SF
Building Size:	24,500 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	516	1,016	3,458
Total Population	1,188	3,874	10,196
Average HH Income	\$79,529	\$93,055	\$89,005

STEPHANIE JACOBSON

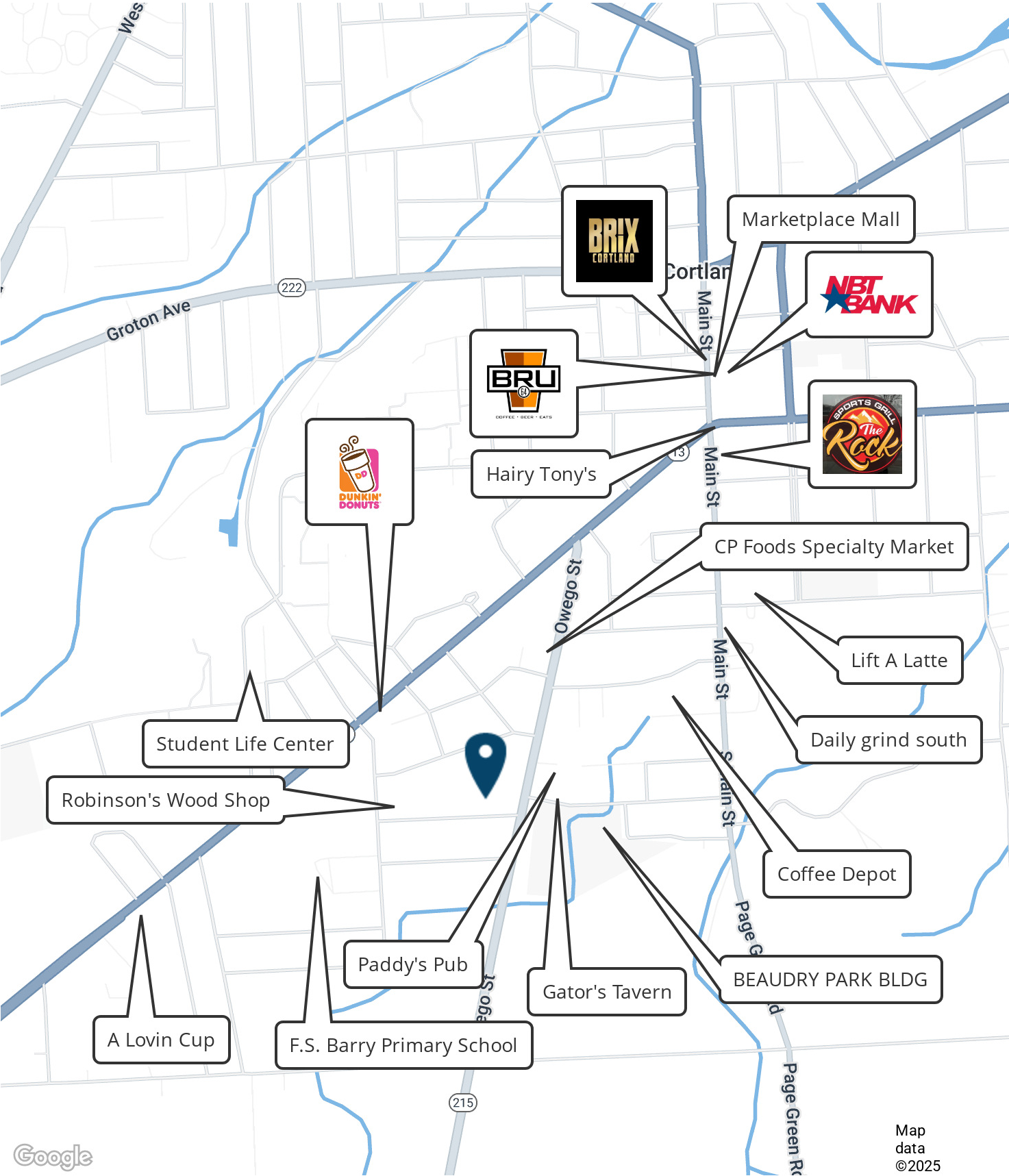
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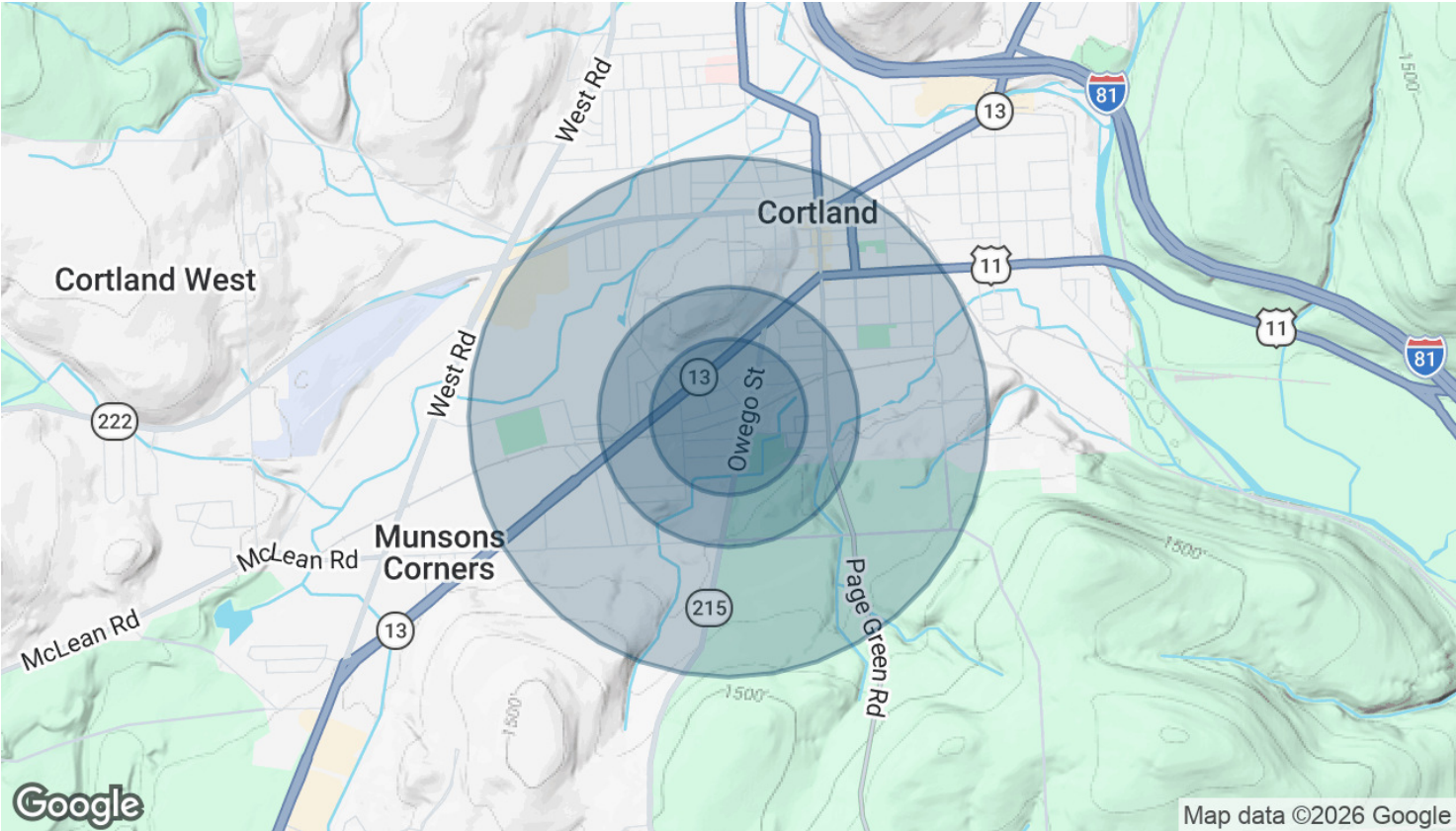


Map data ©2025



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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,188	3,874	10,196
Average Age	38	32	35
Average Age (Male)	38	31	34
Average Age (Female)	38	32	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	516	1,016	3,458
# of Persons per HH	2.3	3.8	2.9
Average HH Income	\$79,529	\$93,055	\$89,005
Average House Value	\$146,923	\$168,538	\$183,762

2020 American Community Survey (ACS)