

**EXCLUSIVE LEASE LISTING**

ITHACA AREA INDUSTRIAL / OFFICE BUILDING 224,000 SF ON 26+-ACRE CAMPUS

Property Highlights

- Soon to be vacated BorgWarner Engine Timing Components Plant. BW is relocating to larger Plant on another part of the Campus.
- 224,000+/- SF Mixed Use Industrial Building on 26+- acre Campus
- Northeast Business District just off NYS Rte.13. Nearby are the Cornell University Business & Technical Park and Regional Airport. Short drive to Cornell University Campus and Downtown Ithaca
- Access drive with Security Booth and on-site parking for 450
- All municipal services - gas, sewer, water
- Full security system to include controlled card access and extensive video surveillance system

Building Highlights

- Year Built: 1976
- Space Plan:
 - Manufacturing / Warehouse / 200,000+/- SF
 - Office / Flex - 24,000+/- SF
- Plant Ceiling Height - 35-40'
- Electrical - 4-34.4kV stepdown to 4-2.5MVA with Transformers feeding 4-480V-3000A Busses
- Ground Level Doors / Docks (6)
 - 1 - 8' x 10' Roll Up Door
 - 1 - 14' x 18" Roll Up Door
 - 4 - 8' x 10' Roll Up Doors w/Dock Levelers
- Sprinklered - 97%
- Target occupancy January 1, 2027

ASK LISTING AGENT FOR FULL DETAILS

EXCLUSIVE CONTACT

David G. Huckle, SIOR
Associate Real Estate Broker
+1 607 277 7558
dhuckle@pyramidbrokerage.com

414 East Upland Road, Suite C
Ithaca, New York 14850
+1 607 277 2327
pyramidbrokerage.com









