

FOR SALE

106-108 Horton Road
Newfield, NY



Great Ithaca Area Industrial Opportunity Light Industrial / Warehouse / Office

Property Highlights

- 11,064 SF on 4 Acres
- Tax ID: 7.-1-5.39 & 7.-1-5.372
- No Zoning Ordinance
- Industrial / Warehouse / Flex Space – 10,000 +/- SF
 - Heated: 3,000 +/- SF
 - Unheated: 7,000 +/- SF
- Office / Flex Space: 1,064 +/- SF
- Office / Flex space is a mix of reception area, offices, meeting rooms, bathrooms & storage.
- Currently occupied by contracting company & previously was a millwork business.
- Clear ceiling heights of 12' to 20'
- Multiple ground level overhead & large sliding doors.
- Electric 400 Amp with 3 Phase available with install of converter.
- Ample on-site parking and yard space a plus – 4 acres allows for potential expansion.
- Ideal for contractors, light manufacturing, light fabrication / assembly & other similar issues.

Location Highlights

- Located 7 +/- miles outside City of Ithaca
- Close proximity to NYS Rte. 13

FOR SALE: \$349,500



Contact

David Huckle
Associate Real Estate Broker
607 227 7558
dhuckle@pyramidbrokerage.com

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



