



FOR LEASE: Light Industrial Space 21 Squires ST, Cortland, NY



\$7-7.50SF

Space A: 8,100 SF

Space B: 5,400 SF



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PROPERTY DETAILS

GENERAL

Location/Access:	Heading S on NY-13, left on Owego and a right on Squires, driveway on the left. Rail access on Southern border of property
Municipality:	City of Cortland, Cortland County
Zoning:	Industrial
Tax Map ID #(s):	96.25-01-04.200, 96.25-01-04.112
Acreage:	0.68 Acres
Frontage:	150' on Squires ST
Year Built:	1971
Area SF:	13,620 SF
Heat:	New units installed in 2023
Parking:	Apx. 20 spaces

Either 5,600 SF (Space B) or 8,100 SF (Space A) can be made available. Space B is currently vacant, with the owner occupying the larger with intentions of downsizing. Prime light industrial facility in the city of Cortland, NY, central to Syracuse, Binghamton, and Ithaca with rail to the South.



PROPERTY DETAILS

SPACE "A"

Asking Rate:	\$7.00/SF + Utilities
Area Total SF:	8,100 SF
Dimensions:	135 ft. X 60 ft.
Office:	33 ft. X 20 ft finished/heated
Ceiling Height:	9 ft. variable
Loading Access:	1 Dock, 2 OHD
Construction:	
• Floors:	Reinforced concrete slab
• Walls:	Steel
• Columns:	Structural steel I beams with steel posts
• Roof:	Pitched with insulated metal roof (2022)
Rest Rooms:	Men's and women's
Lighting:	LED lights
Electricity:	200 amps, 3 phase, serviced by PSEG
Sewer & Water:	Municipal
Construction Date:	1971
Building Condition:	Good

PHOTOS—SPACE A

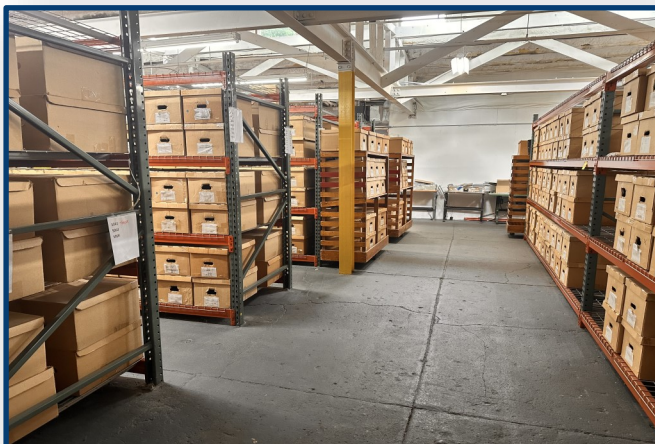
Warehouse Production Area



Exterior



Warehouse/Storage



Restroom (men's)



PROPERTY DETAILS

SPACE "B"

Asking Rate:	\$7.50/SF + Utilities
Total Sq. Ft.:	5,400 s/f
Dimensions:	60 ft. X 90 ft.
Office:	Finished/heated
Ceiling Height:	9 ft. variable
Loading Access:	1 OHD
Construction:	
• Floors:	Reinforced concrete slab
• Walls:	Steel
• Columns:	Structural steel I beams with steel posts
• Roof:	Pitched with insulated metal roof
Rest Rooms:	One bathroom
Electricity:	200 amps, 3 phase, serviced by PSEG
Lighting:	Fluorescent
Sewer & Water:	Municipal
Construction Date:	1971
Building Condition:	Good

PHOTOS—SPACE B

Exterior



"Office"



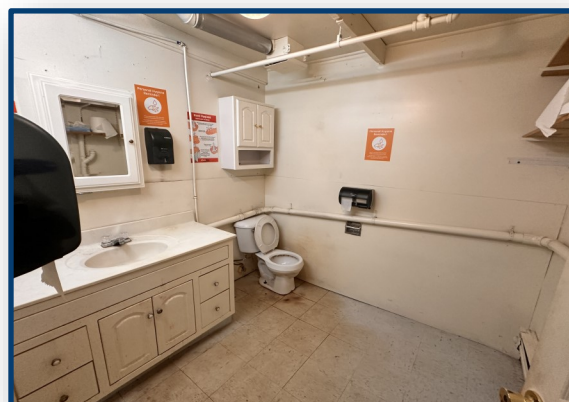
Industrial Space



Kitchenette

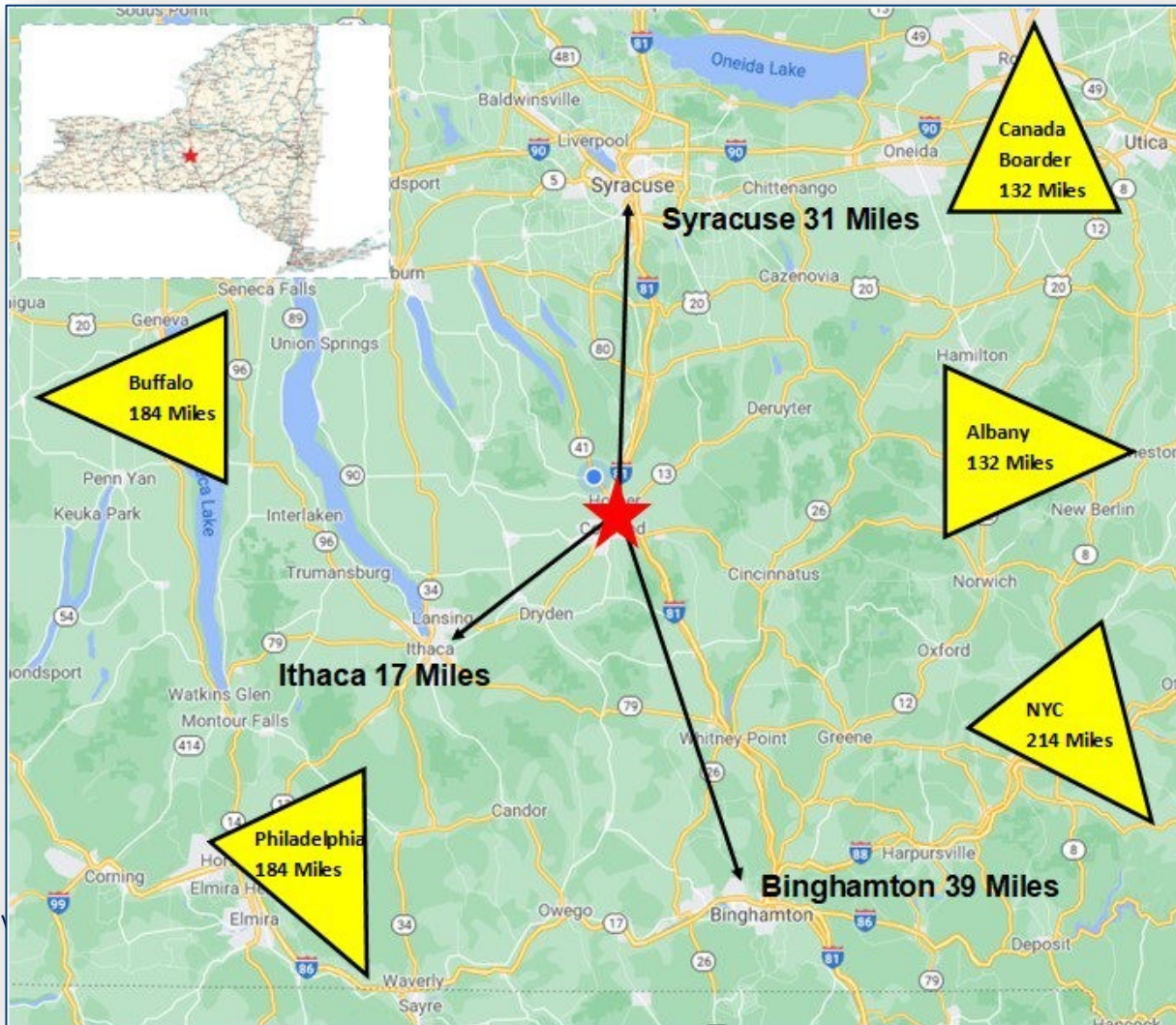


Restroom



LOCATION MAP

21 Squires ST, Cortland, NY, 13045



Centrally located in NYS

30 Minute Statistics:

Population 125,800

4,900 businesses

92,200 employees



CORTLAND, NY

Cortland, NY is an attractive location for industry and commerce, due to its central position in New York State. The central location offers easy access to a large customer base in the surrounding areas, potentially even reducing transportation costs for both receiving goods and distributing products. Additionally, Cortland boasts a college town atmosphere, which might provide a young and educated workforce for your business. Whether you are looking to start-up, expand, or relocate your business, Cortland is a wonderful choice for those looking in the Central New York area.



**City Skyline from the South **

LOCAL DEMOGRAPHICS

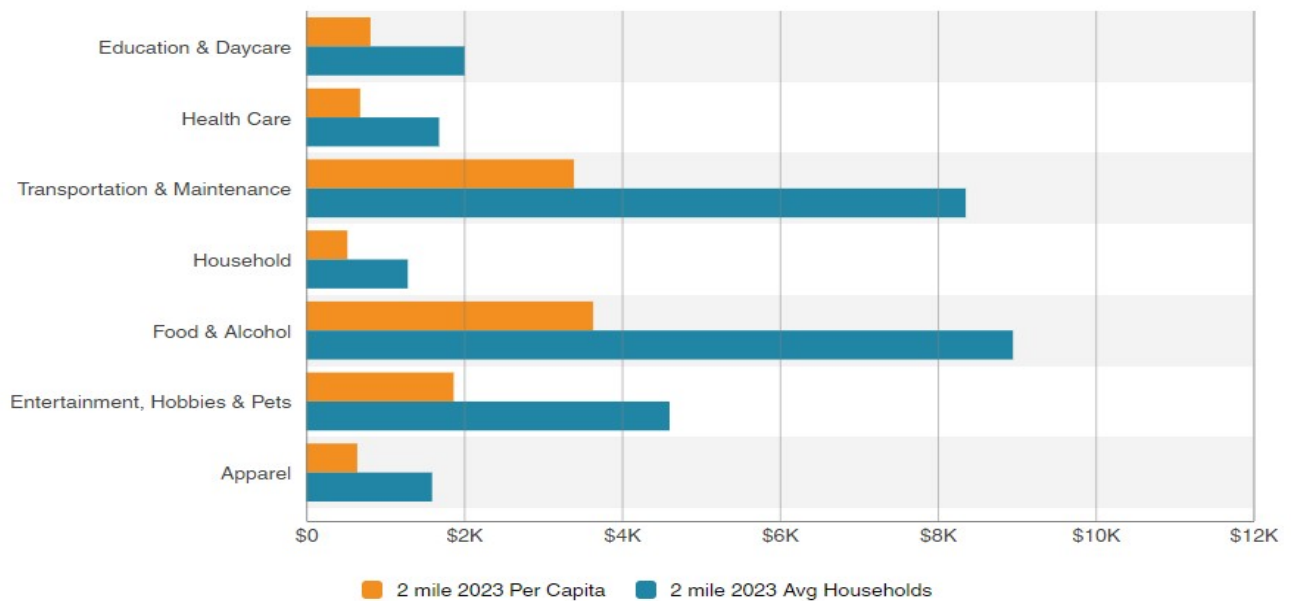
****Within 2 miles of 21 Squires ST,
Cortland, NY, 13045****

Population	
	2 mile
2010 Population	6,342
2023 Population	5,927
2028 Population Projection	5,797
Annual Growth 2010-2023	-0.5%
Annual Growth 2023-2028	-0.4%
Median Age	42.3
Bachelor's Degree or Higher	33%
U.S. Armed Forces	10



Income	
	2 mile
Avg Household Income	\$92,823
Median Household Income	\$67,929
< \$25,000	362
\$25,000 - 50,000	474
\$50,000 - 75,000	474
\$75,000 - 100,000	314
\$100,000 - 125,000	271
\$125,000 - 150,000	153
\$150,000 - 200,000	146
\$200,000+	212

Per Capita & Avg Household Spending



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