

770/780 WARREN RD ITHACA, NY 14850

FOR LEASE



EXCLUSIVELY PRESENTED BY



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EXECUTIVE SUMMARY

This offering includes a two-building industrial and technical campus totaling approximately 275,100 SF on over 47 acres, plus 26.05 acres of additional land for expansion or outdoor storage. The portfolio features a 224,000 SF manufacturing plant and a 51,100 SF technical center and office building, designed to support manufacturing, R&D, and corporate operations.

The manufacturing facility offers 19'-20' clear heights, multiple dock and grade-level doors, heavy 34.4kV power stepping down to 2.5 MVA, sprinkler coverage, and municipal utilities. The technical center provides office and R&D space with 16'-18' clear heights, full sprinkler coverage, strong electrical infrastructure, and ample parking. The campus is secured with controlled card access and extensive video surveillance, delivering a turnkey, power-rich, and expandable solution for large industrial users.



780 WARREN RD

MANUFACTURING PLANT

Building SF	224,000 SF
Year Built	1976
Office SF	24,000 SF
Lot Size (Acres)	26.49
Drive Ins	5
Docks	2-10 Docks
Clear Height	19'-20'
Power	4 - 34.4kV stepdown to 4 - 2.5MVA

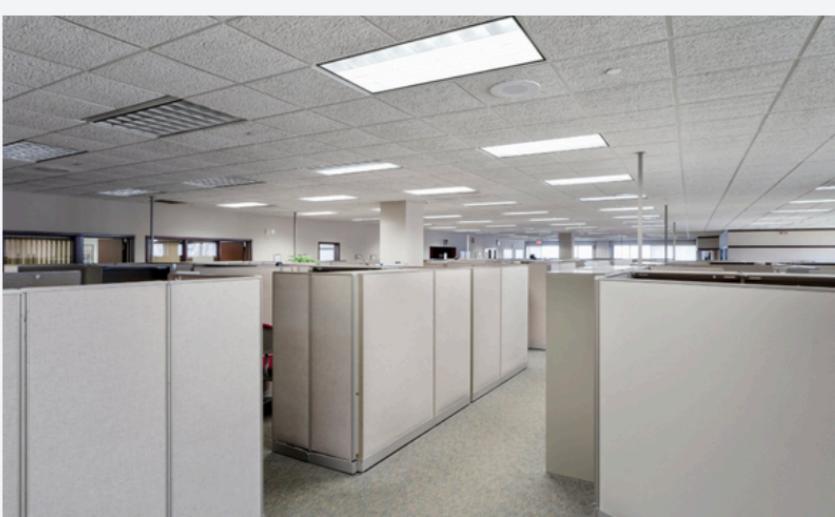
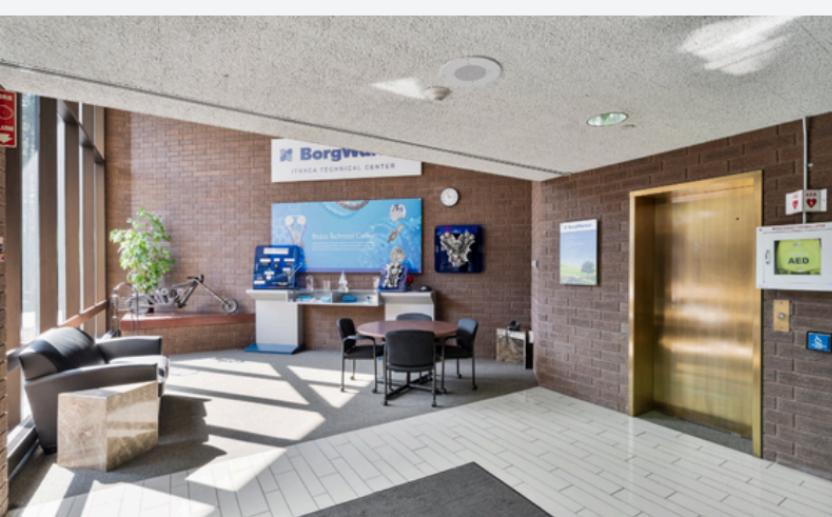
770 WARREN RD

TECHNICAL CENTER & GROUP OFFICES

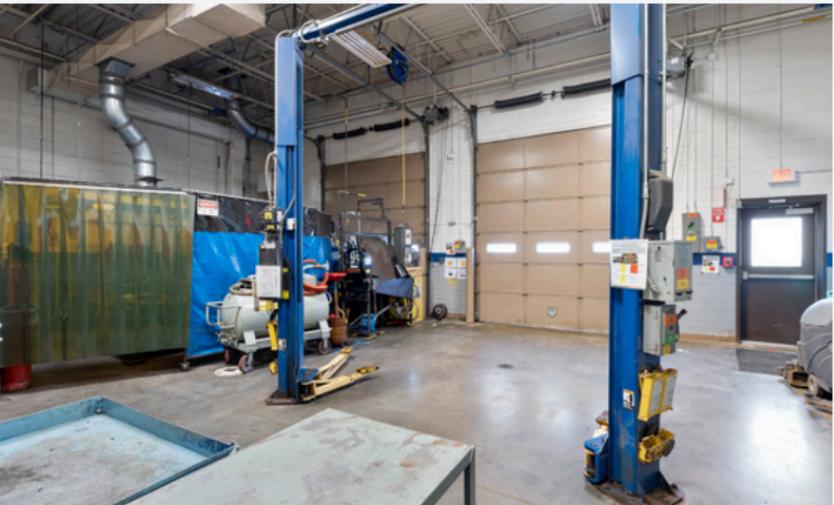
Building SF	51,100 SF
Year Built	1984
Office SF	29,500 SF
Lot Size (Acres)	21.01
Drive Ins	3
Clear Height	16'-18'
Power	1 - 34.4kV feeds stepdown to 1 - 2 MVA Transformers feeding 1 - 480V- 3000A Bus

PLUS..... Additional Land - 26.05 Acres

770 WARREN RD-TECH CENTER



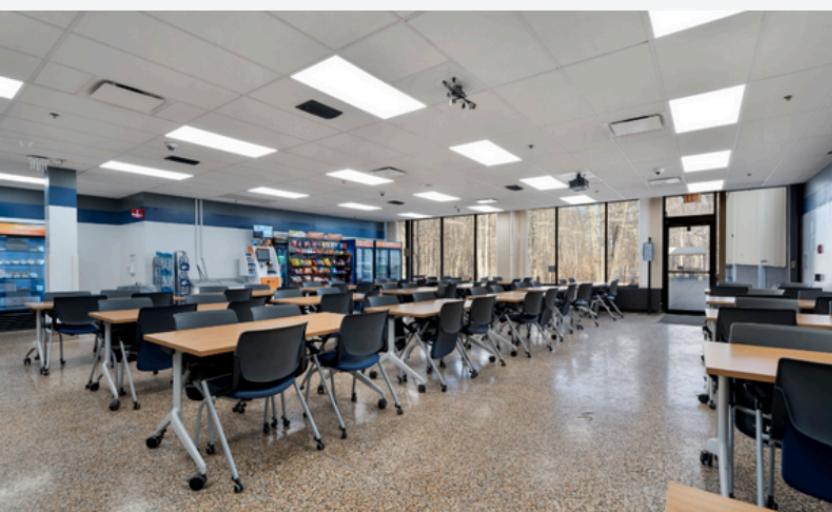
770 WARREN RD-TECH CENTER



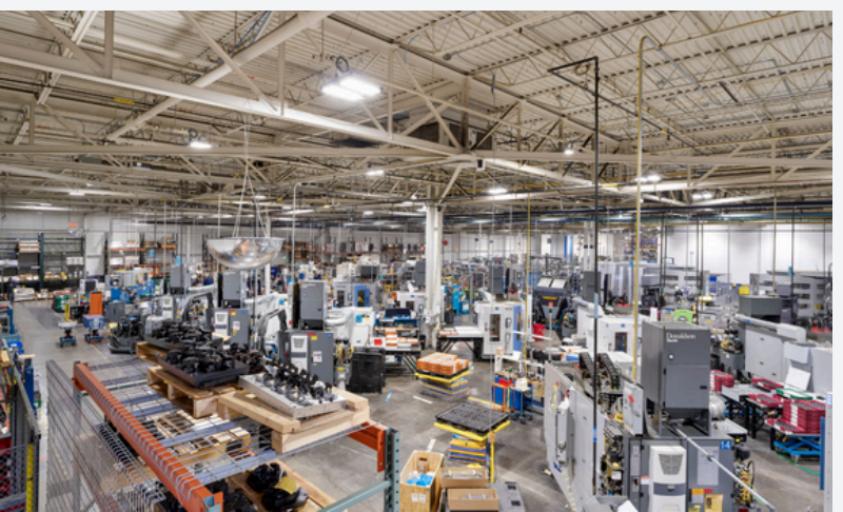
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FLOOR PLAN



AREA MAP

