



44 RIVER STREET CORTLAND, NY 13045

INDUSTRIAL PROPERTY FOR SALE OR LEASE

J|W|P
COMMERCIAL

JOSHUA W. PODKAMINER, SIOR, CCIM
315.423.9390
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,600,000
Lease Rate:	Negotiable
Building Size:	68,000 SF
Lot Size:	14.95 Acres
Price / SF:	\$38.23
Zoning:	Industrial
Market:	Cortland County
Assessment:	\$770,000
Annual Taxes:	\$42,986.03

PROPERTY OVERVIEW

68,000 SF industrial complex situated on approximately 15 acre parcel in the City of Cortland. Site has visibility from Interstate-81. Excellent location for transportation services with convenient access to Interstate-81. Well established property and ideal for both investment or owner/user.

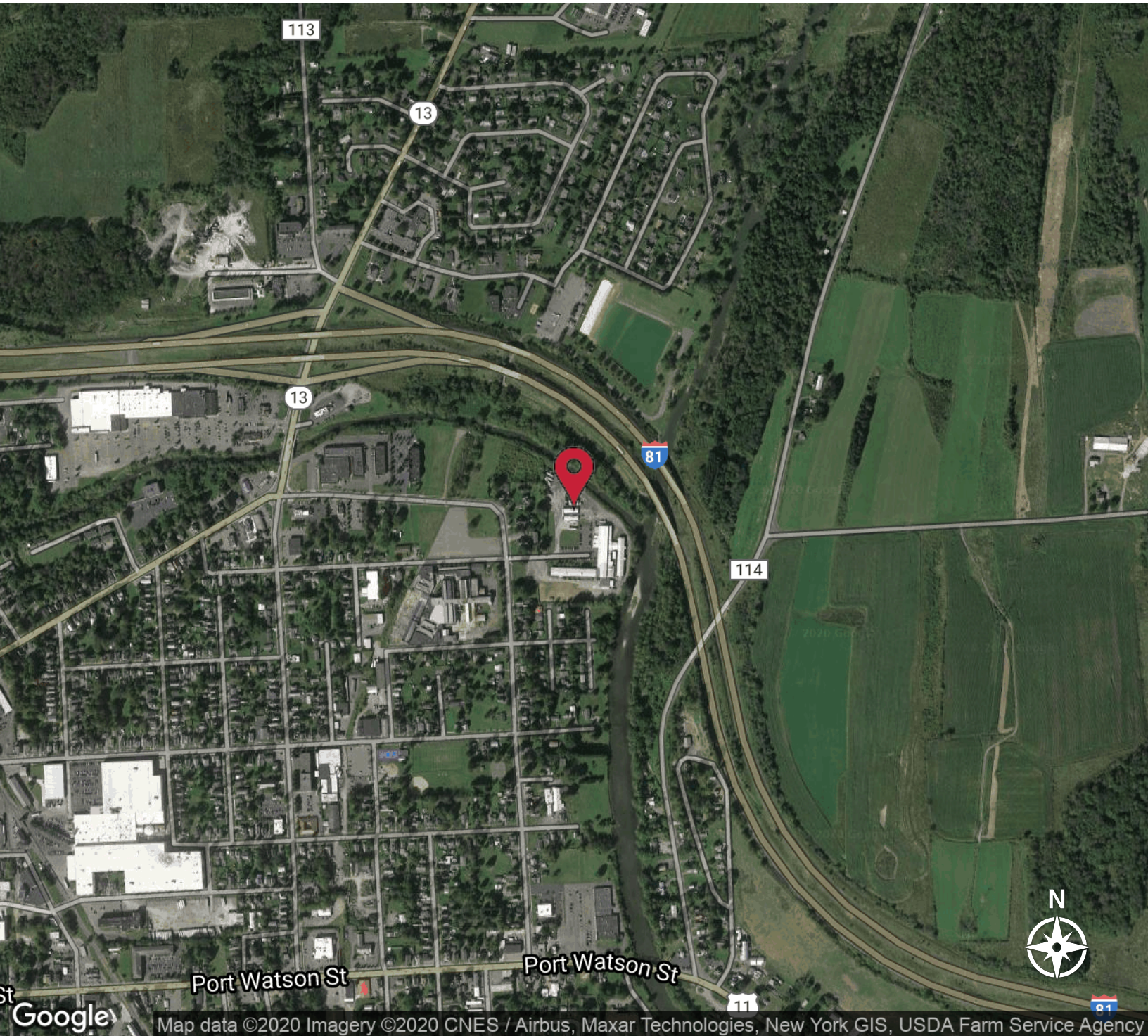
PROPERTY HIGHLIGHTS

- Multiple Ground Level Drive-in Doors
- Existing clean rooms
- Multiple buildings for shop or storage needs
- Capacity for exterior storage

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LOCATION MAP



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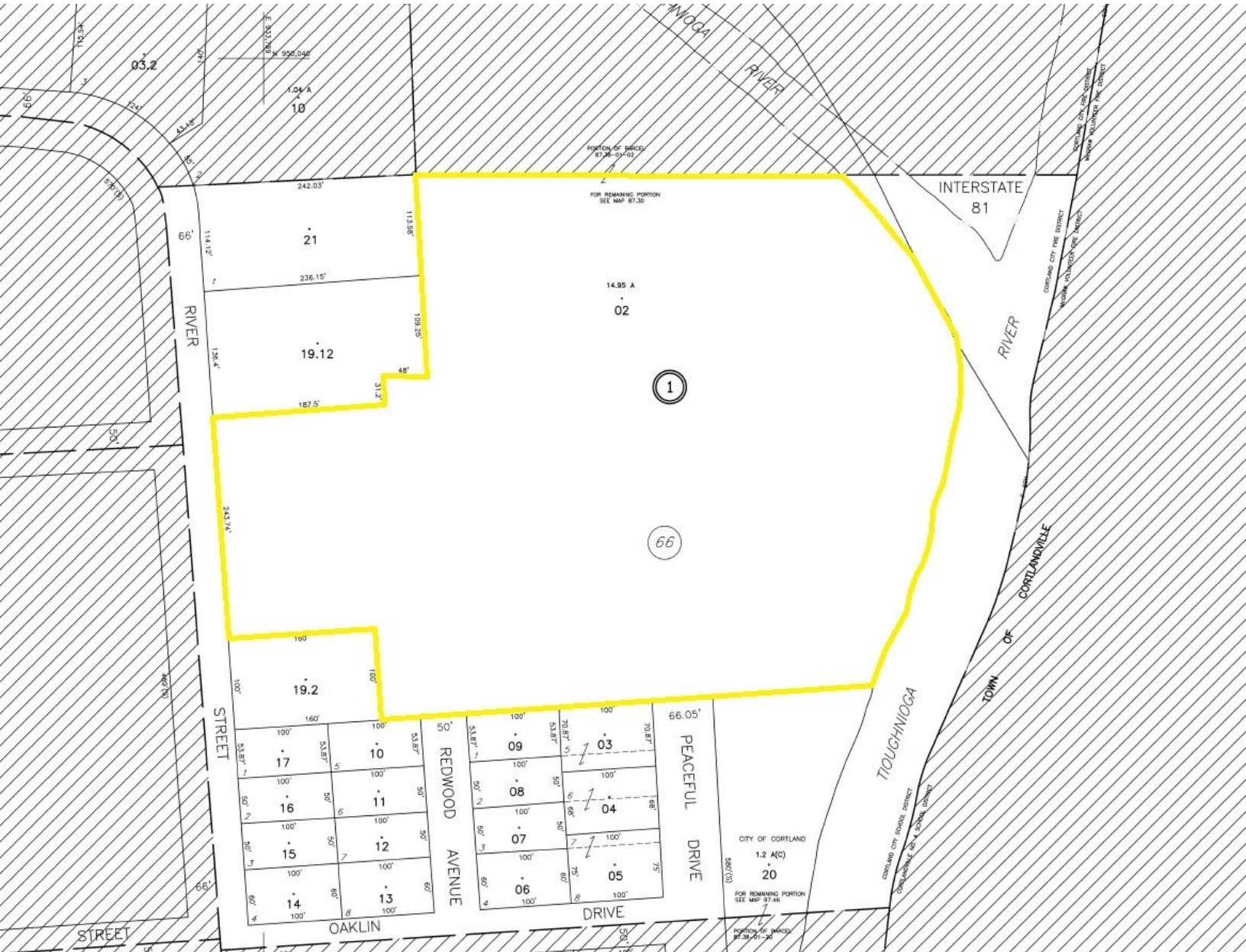
SITE PLAN



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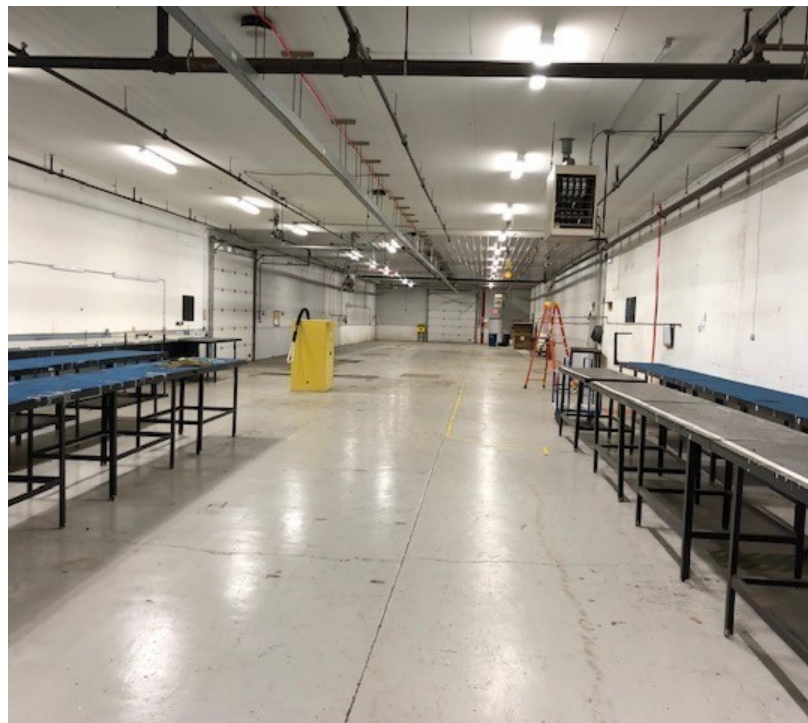
TAX MAP



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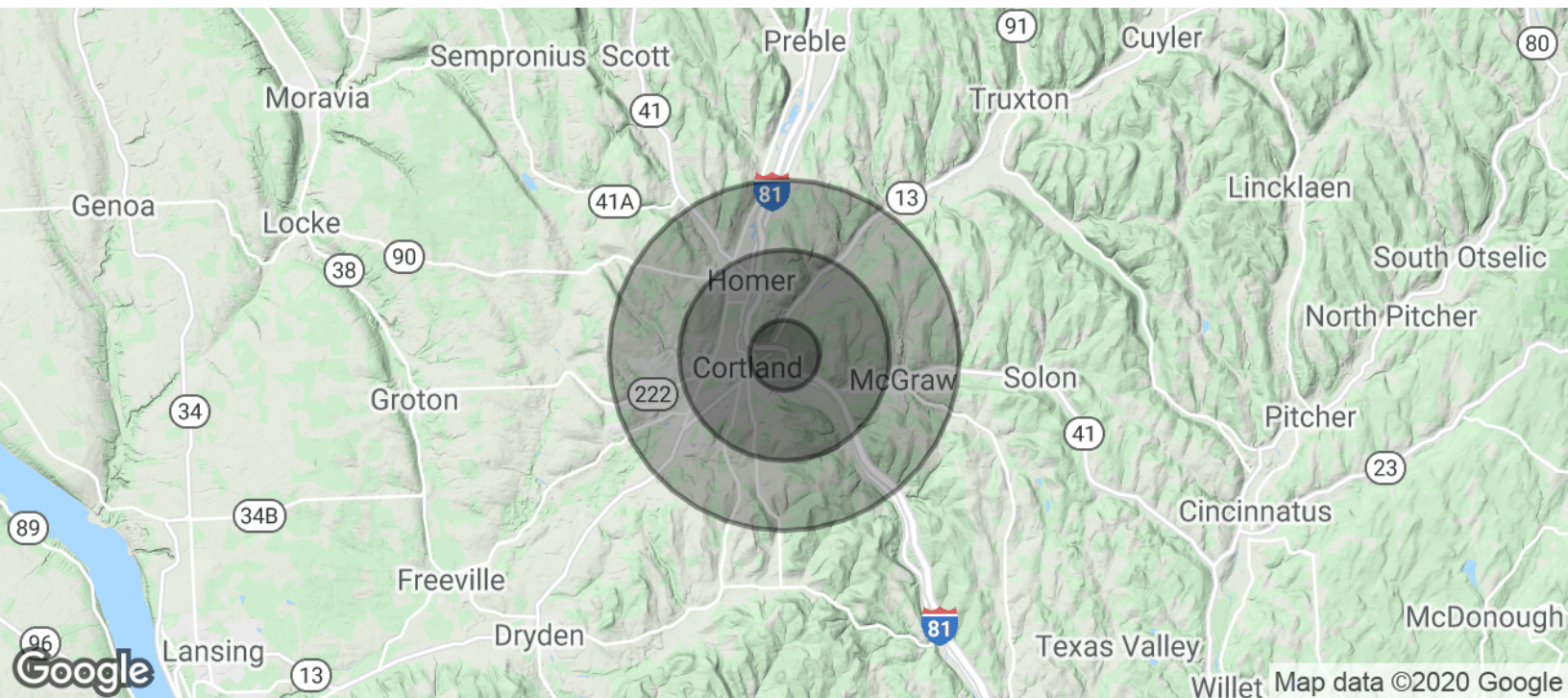
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INTERIOR PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,177	31,637	38,407
Average age	34.6	34.4	35.8
Average age (Male)	34.3	34.3	35.4
Average age (Female)	36.2	34.6	36.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,625	11,401	14,201
# of persons per HH	2.4	2.8	2.7
Average HH income	\$43,900	\$52,033	\$54,386
Average house value	\$108,377	\$125,200	\$133,237

* Demographic data derived from 2010 US Census

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ADVISOR BIO 1



JOSHUA W. PODKAMINER, SIOR, CCIM

Managing Member

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PROFESSIONAL BACKGROUND

Joshua W. Podkaminer, SIOR, CCIM is a native of Syracuse, New York. Josh and his wife, Rebecca, have four children and live in the nearby Jamesville - Dewitt area. Josh is active with his family and the community. Hobbies include travel, fly fishing, gardening (vegetable and pumpkin patch,) and a focus of being involved in his children's activities. Josh grew up around the commercial construction business and started working as a laborer on construction sites at the age of 14, which plays a significant role in his interest, and many friendships, with people in the construction trades. After graduating from Hobart College in 2000, Josh joined Montgomery Partners / Emhoff Associates as a real estate salesperson and quickly worked towards his real estate brokerage license. He purchased his first residential rental property in 2000, which expanded into a student housing business, and associated management, with properties immediately adjacent to Syracuse University. Real estate ownership and development has continued with projects including the Franklin Center Office Building, in the heart of Franklin Square, and OneGroup Center at 706 North Clinton Street in the Inner Harbor. The brokerage and management businesses were consolidated, and renamed, in 2015 into JWP Commercial, which today provides real estate brokerage, management, development, and consulting services with a focus throughout the Syracuse, NY and Onondaga County marketplace.

EDUCATION

Fayetteville-Manlius Schools, Manlius, New York

Lawrenceville School, Lawrenceville, New Jersey

Hobart and William Smith Colleges, Geneva, New York

MEMBERSHIPS

SIOR (Society of Industrial and Office Realtors)

CCIM (Certified Commercial Investment Member)

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