

# COMMERCIAL WAREHOUSE/OFFICE BUILDING FOR SALE

**\$529,000**



**303 GUNDERMAN RD**



## ABOUT:

**Versatile 21,000 Sq Ft Commercial Space with Office & Warehouse Capabilities**

An exceptional opportunity awaits with this expansive 21,000 sq ft commercial property, formerly home to Angelheart Designs. This impressive structure—originally a barn/warehouse—has been thoughtfully transformed into a dynamic, multi-use facility.

Spanning three levels, the front of the building features a welcoming reception area, multiple private and open-plan offices, well-appointed conference rooms, and even a fitness center. The rear of the property houses a massive 5,000 sq ft warehouse with soaring ceilings, organized shelving aisles, and convenient loading docks—ideal for distribution, storage, or light manufacturing.

With flexible layouts and ample space, this property is perfectly suited for a wide range of business operations—from creative studios and wellness centers to logistics and administrative hubs.



*Michele Smith*

NY Lic Real Estate Associate Broker

**RE/MAX IN MOTION**

412 E Upland Rd  
Ithaca NY 14850



## CONTACT DETAILS:



607-882-3177



[msmith607homes@gmail.com](mailto:msmith607homes@gmail.com)



[www.msmith607homes.com](http://www.msmith607homes.com)

MLS #**R1604470**