

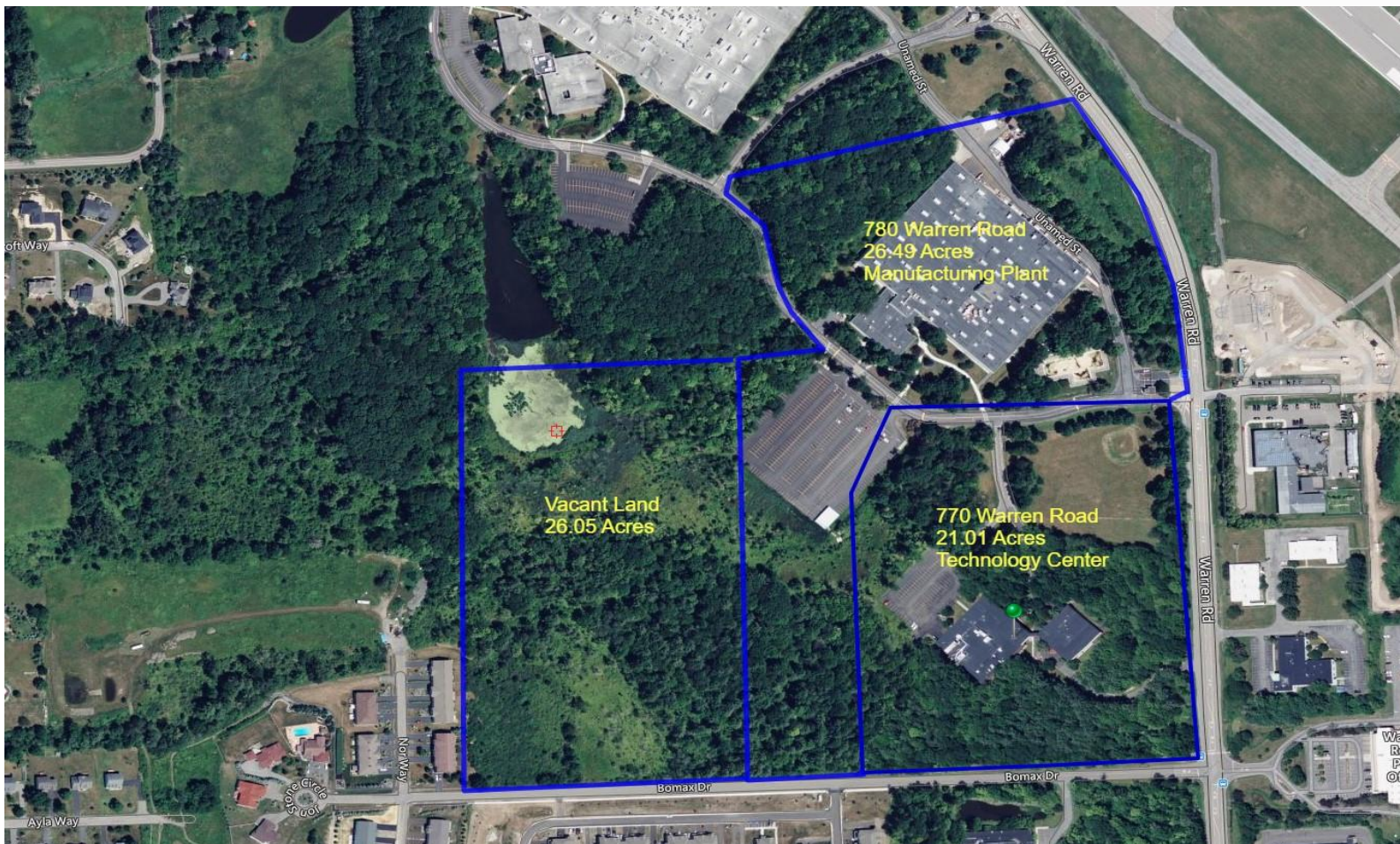
**275,100 SF OF INDUSTRIAL FOR SALE
MANUFACTURING PLANT & TECHNICAL CENTER
ON 74 ACRE MANUFACTURING CAMPUS
NEW YORK * FINGER LAKES REGION**



**780 Warren Road
Ithaca, New York**



**770 Warren Road
Ithaca, New York**



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780 Warren Road



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OFFERING INCLUDES:

Manufacturing Plant

Total Building SF - 224,000
Year Built - 1976
Office Size - 24,000 SF
Acreage - 26.49 Acres
Ground Level Doors / Docks [6]
* 1 - 8' x 10' roll up door
* 1 - 14' 18' roll up door
* 4 - 8' x 10' roll up door w/ dock leveler
Car Parking - 450 including ADA & Motorcycle
Clear Height - 19' - 20' in Plant
Electrical - 4 - 34.4kV stepdown to 4 - 2.5MVA
Transformers feeding 4 - 480V-3000A Busses
Sprinklered - 97%
Municipal - Water, Sewer. Gas

Technical Center & Group Offices

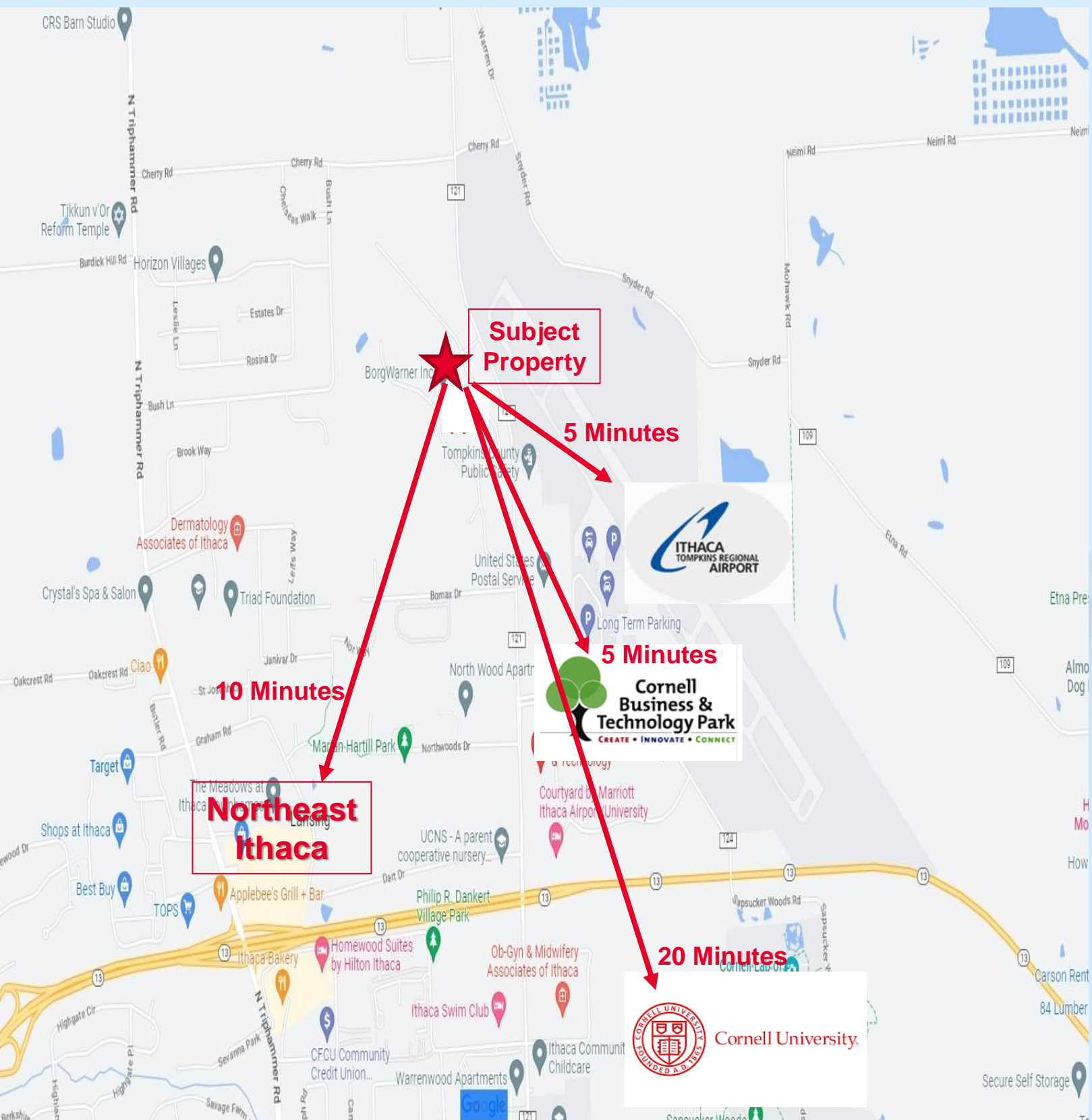
Total Building SF - 51,100
Year Built - 1984
Office Size - 29,500 SF
Acreage - 21.01 Acres
Ground Level Doors / Docks [3]
* 1 - 11' x 12' roll up door
* 2 - 9' x 12' roll up door
Car Parking - 110 [100 lot + 10 covered] including ADA & Motorcycle
Clear Height - 16'-18' in Research & Development Area
Electrical - 1 - 34.4kV feeds stepdown to 1 - 2 MVA
Transformers feeding 1 - 480V-3000A Bus
Sprinklered - 100%
Municipal Services - Water, Sewer, Gas

Security Summary:

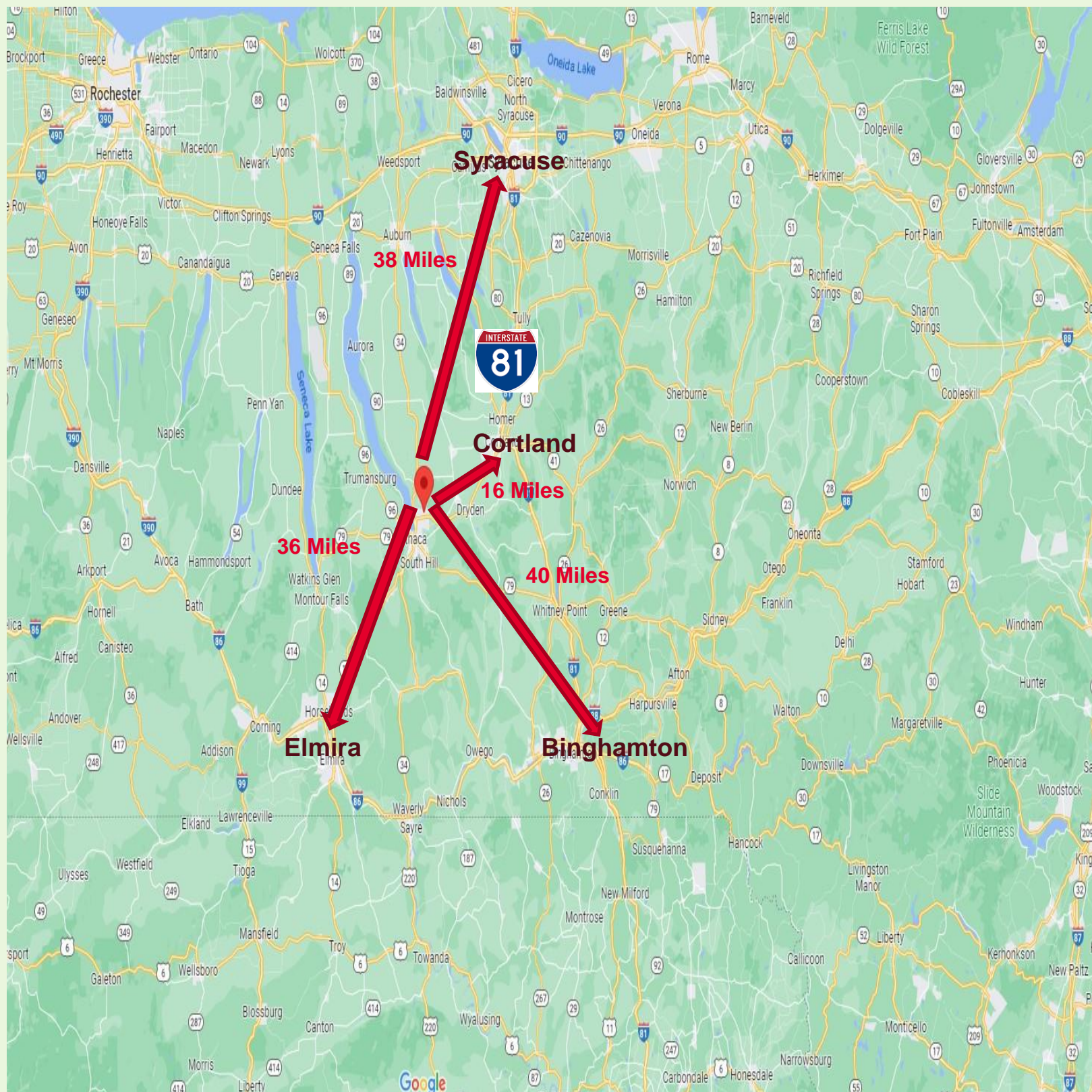
Manufacturing Plant and Technical Center employee entrance doors, certain internal doors and all overhead doors are locked at all times and operate by employee card access only. Doors are programmable to allow access by employees to certain locations. Campus doors, loading dock doors, and parking lots have video cameras with a total of 50 video cameras between the 2 buildings - Plant has 37 and Tech Center 13. These cameras can all be viewed by security in the Main Security center.

PLUS..... Additional Land - 26.05 Acres

Area Map



Regional Map



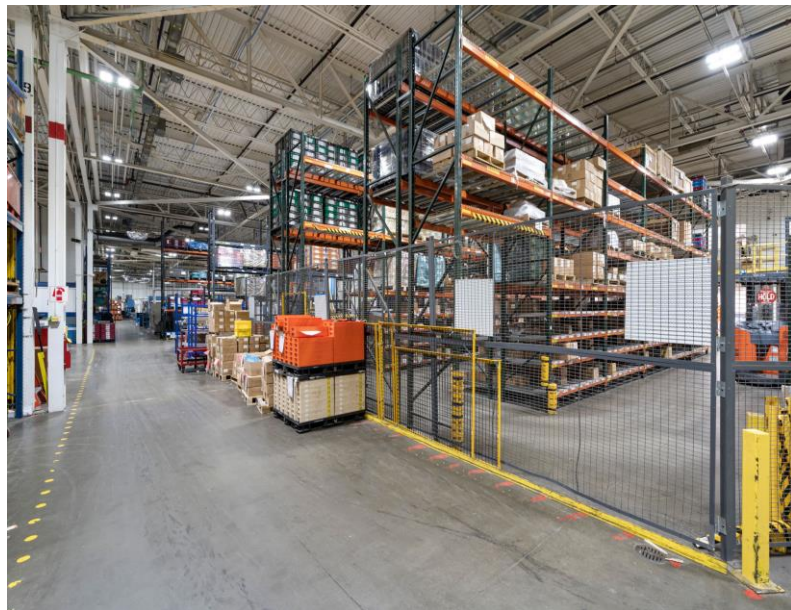
780 Warren Road Manufacturing Plant



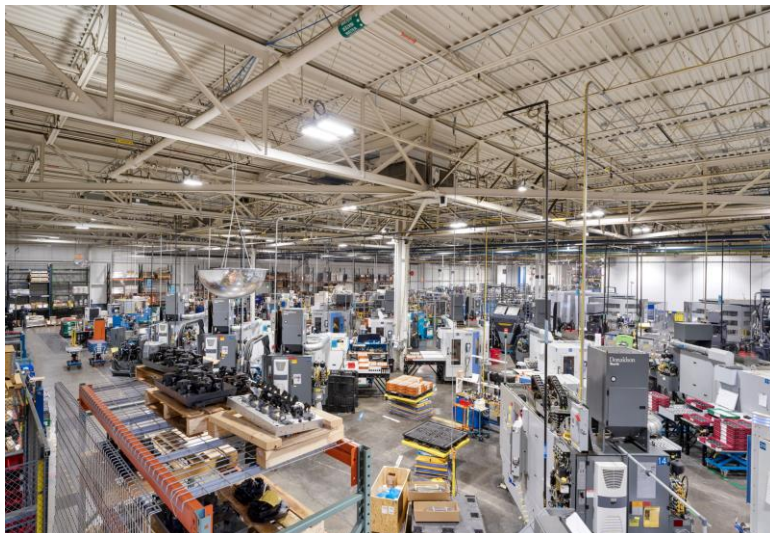
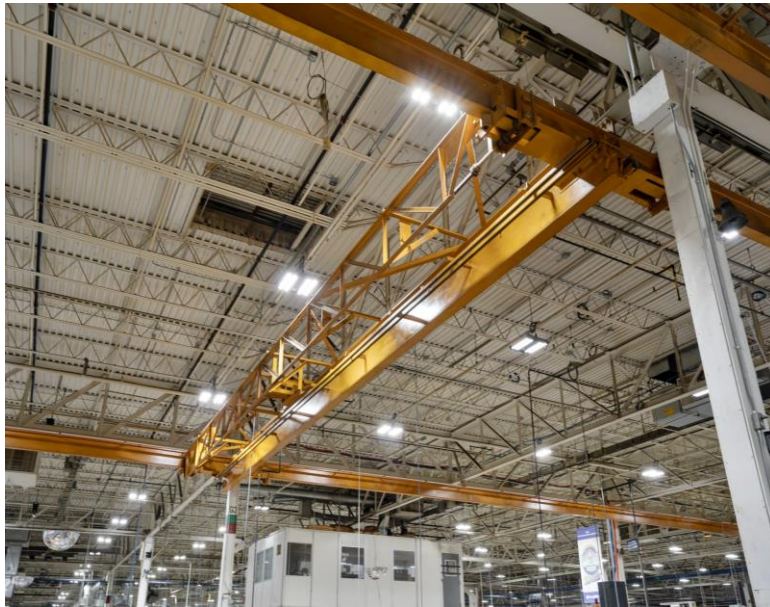
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780 Warren Road Manufacturing Plant



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770 Warren Road Tech Center



770 Warren Road Tech Center





**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**



FOR MORE INFORMATION AND DETAILS ON OFFERING:

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