

# 3901 US ROUTE 11 CORTLAND, NY 13045

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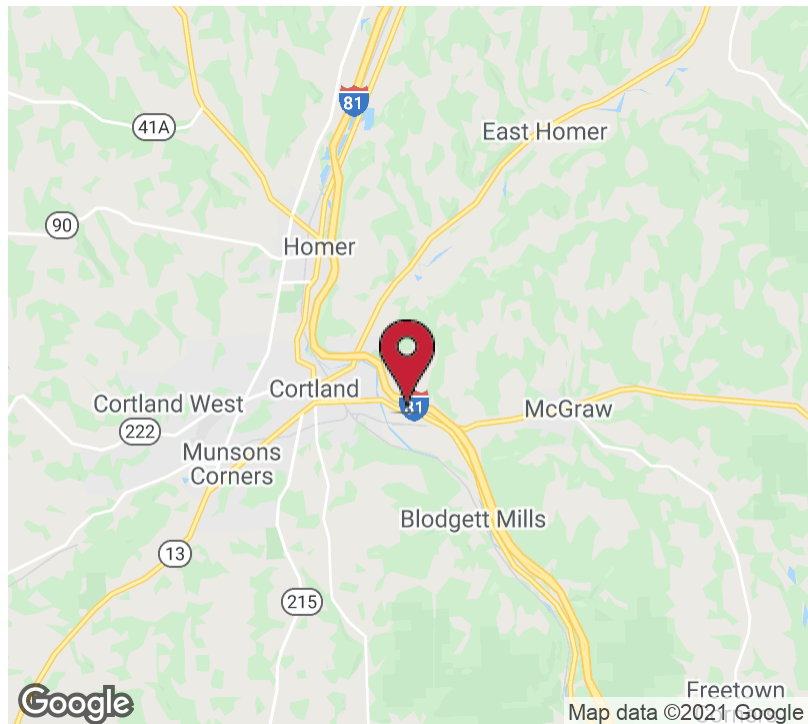
INDUSTRIAL PROPERTY FOR SALE OR LEASE

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**EXECUTIVE SUMMARY**



**OFFERING SUMMARY**

Available SF:	27,792 SF
Office Space:	13,260 SF
Warehouse:	14,532 SF
Year Built:	2009
Lot Size:	13.55 Acres
Zoning:	Industrial I-2
Roof:	Standing seam, metal
Construction:	Steel frame, insulated
Lighting:	LED
Power	600 Amp, 480 Volt. 3 Phase

**PROPERTY OVERVIEW**

27,792 SF of high-quality warehouse and class-A office space in Cortland, NY with convenient access from Interstate 81.

**PROPERTY HIGHLIGHTS**

- Standalone building
- 64 onsite parking spaces
- 2,500 SF training center with partition
- 18'4" clear height at peak, 15'6" at eaves
- 24' column spacing
- Three (3) dock height doors with levelers
- One (1) 10'x10' ground level door
- Water supply: Private well with option for public water

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**ADDITIONAL PHOTOS**

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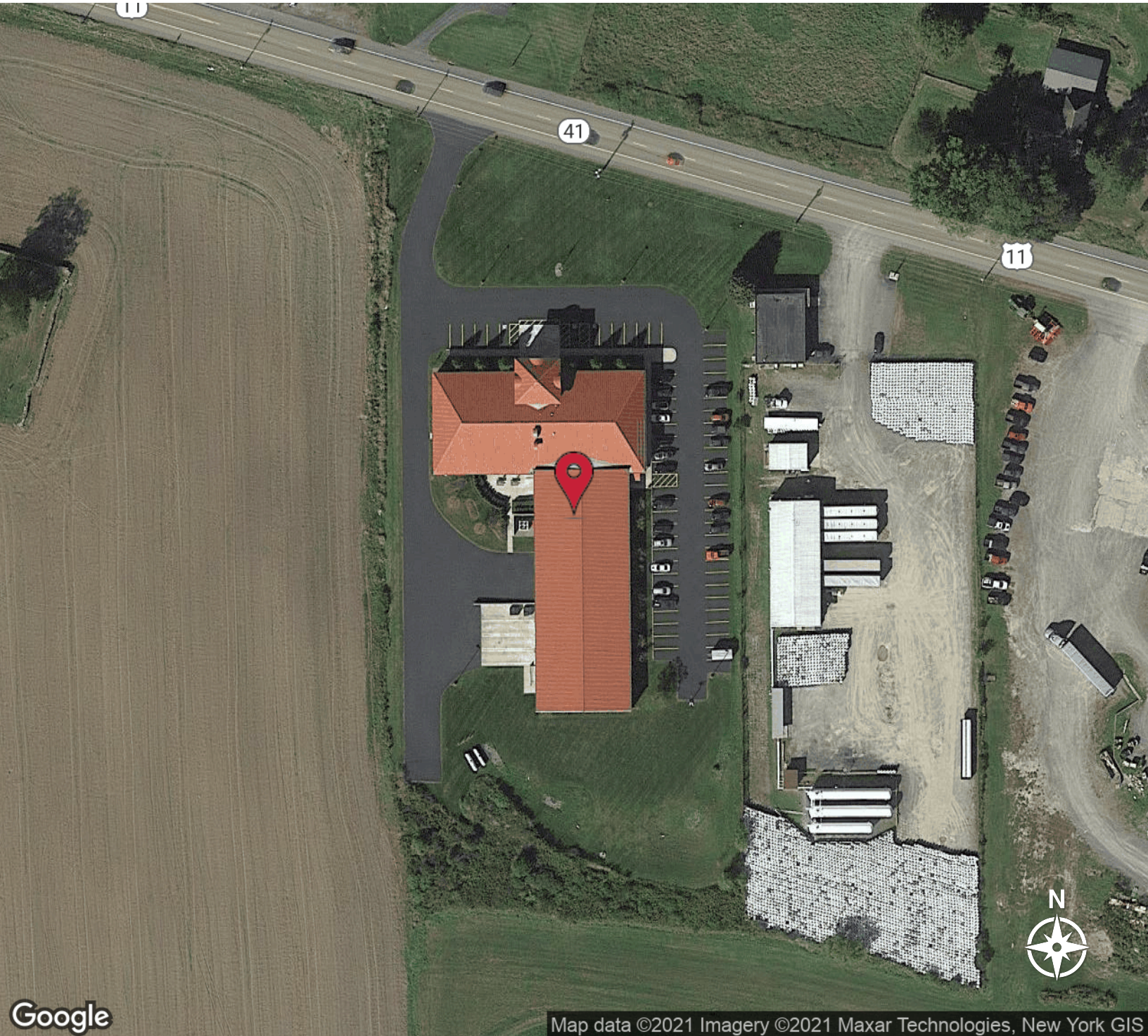
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# AERIAL MAPS



Google

Map data ©2021 Imagery ©2021 Maxar Technologies, New York GIS

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# RETAILER MAP



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# RETAILER MAP



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Imagery ©2021 TerraMetrics

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# EXTERIOR PHOTOS



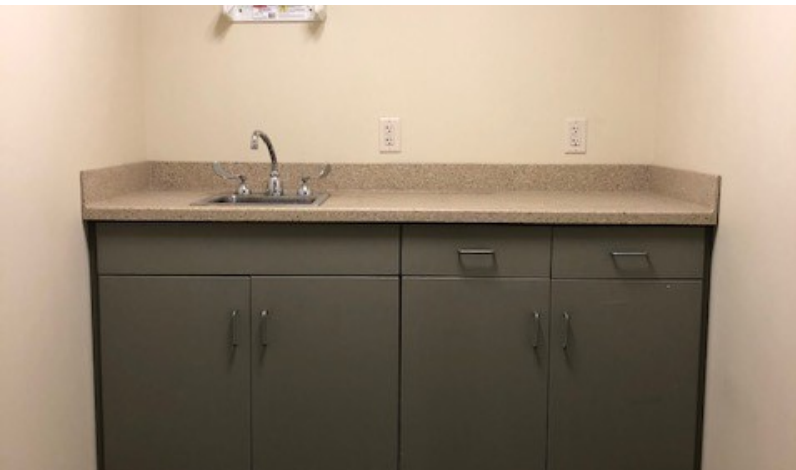
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**INTERIOR PHOTOS**



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**WAREHOUSE PHOTOS**



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# TRAINING/CONFERENCE CENTER



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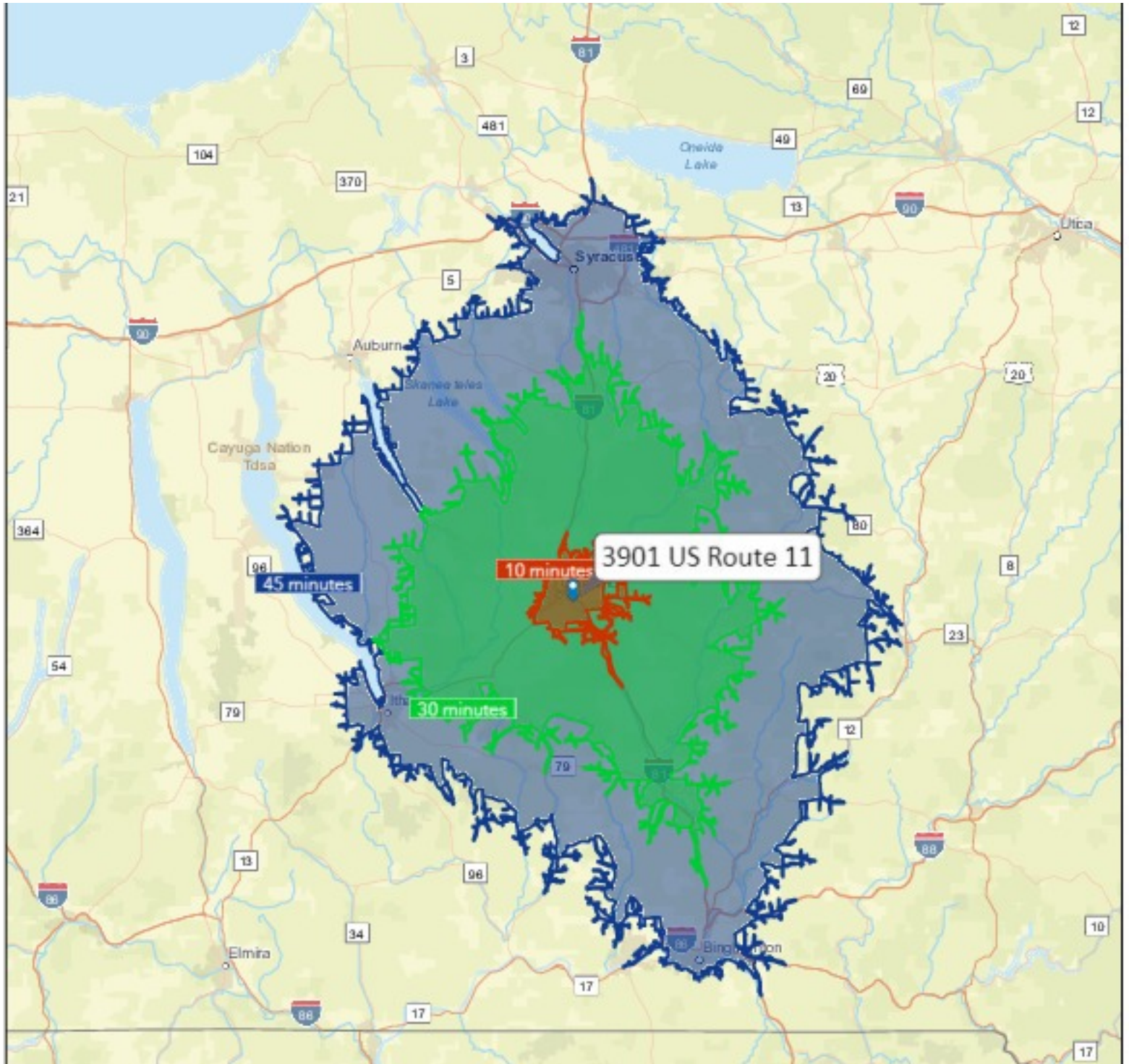
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**MECHANICALS**



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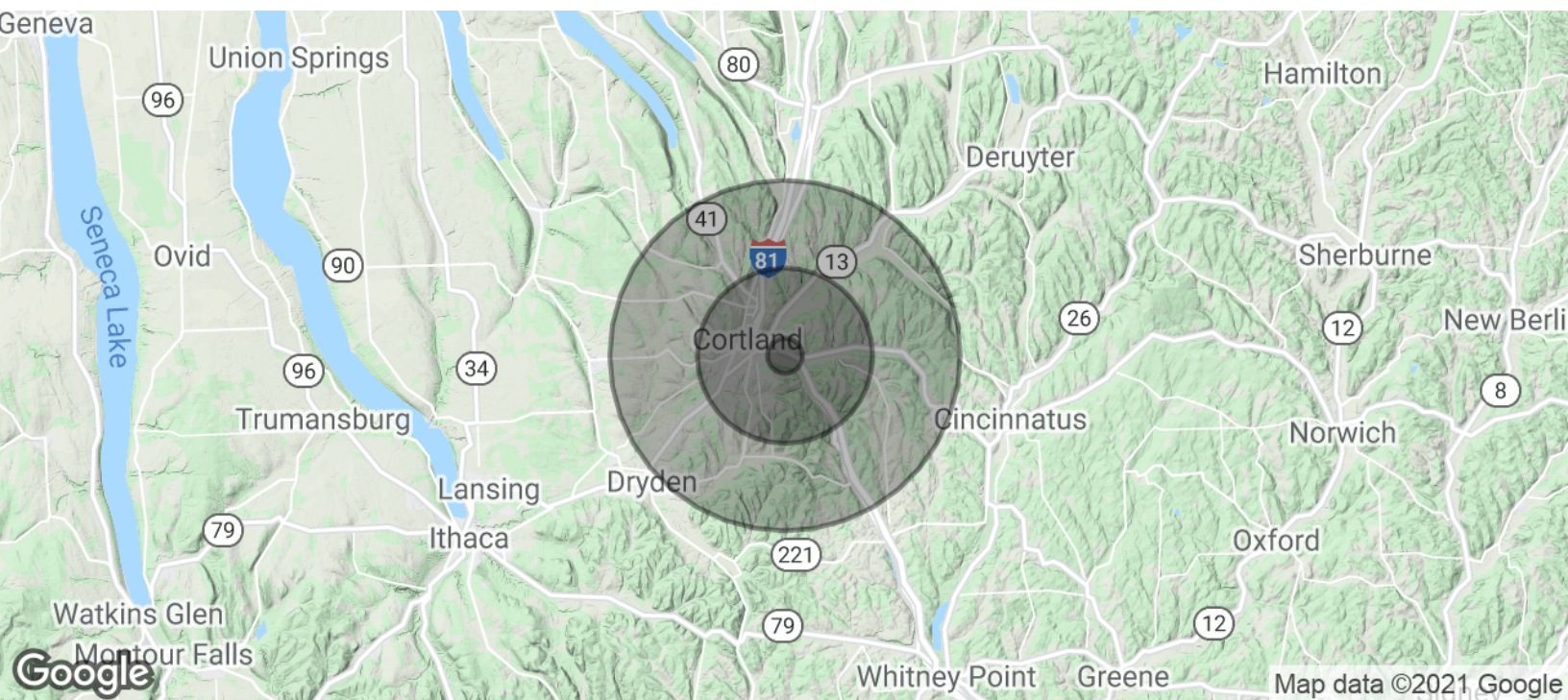
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# DRIVETIME MAP



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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	1,578	37,751	54,118
Average age	33.8	35.7	37.2
Average age (Male)	36.3	35.4	36.6
Average age (Female)	30.6	36.3	38.0

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	605	13,976	20,183
# of persons per HH	2.6	2.7	2.7
Average HH income	\$48,701	\$54,143	\$57,147
Average house value	\$121,726	\$131,573	\$136,686

\* 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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