



Available For Lease

**44 River Street,
Cortland, NY 13045**



PROPERTY SUMMARY & PARCEL OUTLINE

44 River St, Cortland, NY 13045 offers 66,500 SF of warehouse space on a 14.95-acre site, with approximately 35,000 SF currently available. The facility features 1 dock-high door and 8 drive-in doors, along with clear heights ranging from 12' to 25', providing flexibility for a variety of industrial users. Built in 1975 and classified as a Class B asset, the property is zoned General Industrial and offers ample land for truck circulation, parking, or outdoor storage, making it well-suited for distribution, storage, or light manufacturing operations in the Cortland market.



Property Details & Specifications

Address: 44 River Street, Cortland, NY 13045

Rent Rate: \$5.50

Type: Warehouse

Total SF: 66,500 / SF AVAILABILITY 35,000

Acreage: 14.95

Dock Doors: 1

Drive In Doors: 8

Clear Height: 12'-25'

Year Built: 1975

Building Class: B

Zoning: General Industrial







PRIME INDUSTRIAL LOCATION - CORTLAND, NY

44 River Street is strategically positioned within Cortland's established industrial corridor, offering strong connectivity to Central New York's key transportation networks. The property benefits from close proximity to I-81 and direct access to Route 13, enabling efficient north-south and regional distribution between Syracuse and Binghamton, as well as access to the broader Northeast market. Located minutes from Downtown Cortland and surrounded by active manufacturing, distribution, and service-oriented businesses, the site is well-suited for warehousing, light manufacturing, service operations, and logistics users. Its central location within the I-81 corridor, combined with access to a reliable regional workforce and nearby commercial amenities, provides a highly functional and efficient industrial setting within the growing Central New York market.

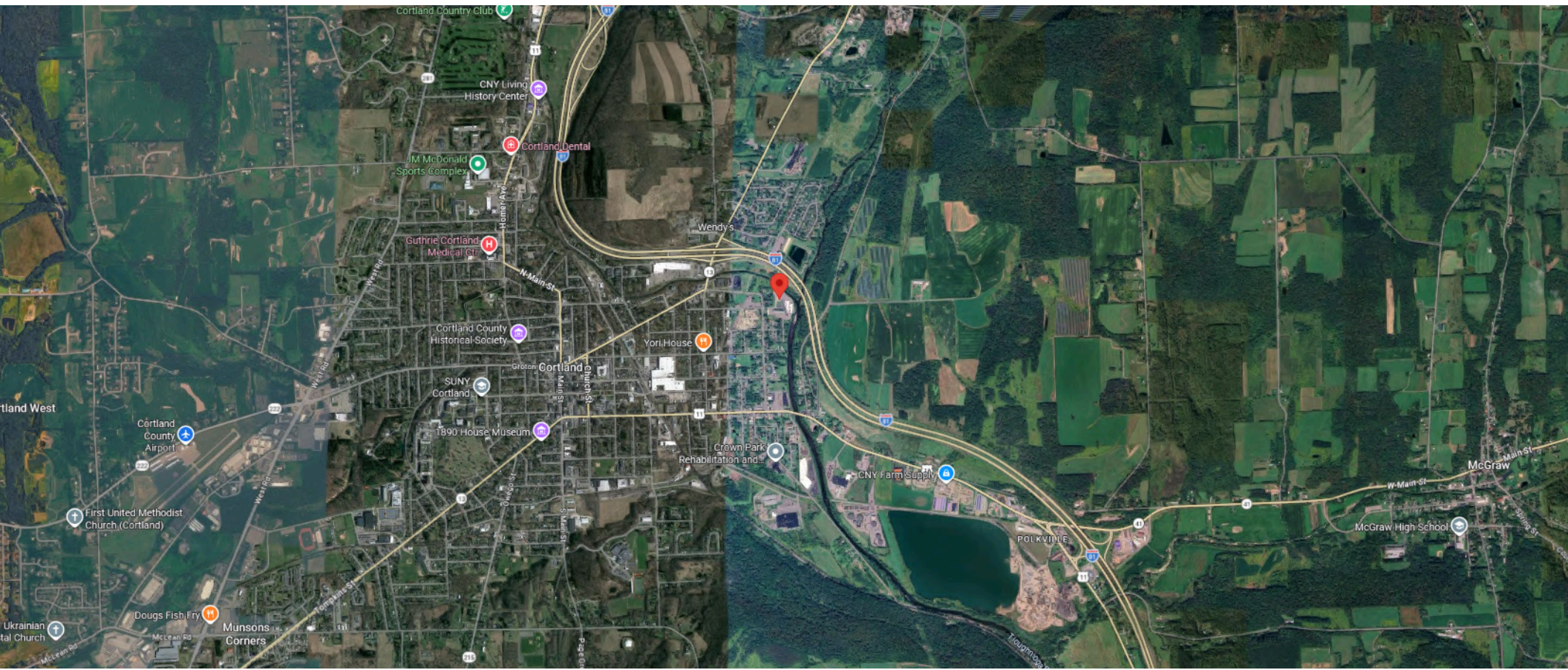
LOCATION KEY DISTANCES

Route 13: 0.5 miles

Downtown Cortland: 1.0 mile

I-81: 2.0 miles

SUNY Cortland: 2.5 miles





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