

**0 Warren Road  
(Village of Lansing)  
Ithaca, NY 14850**

Parcel No. 46.1-6-6.23

**2.712 AC  
DEVELOPMENT  
PROPERTY  
FOR SALE  
\$750,000**

**1435 – 1439 Marchuska, LLC**  
408 Commerce Road, Vestal, NY 13850  
**607-343-3232** Voice or Text

# Property Highlights

Ideal Site Can Accommodate up to 25,000 SF Facility

Perfect Location for Healthcare or Dental Office Complex

Conveniently Located off NY State Route 13

Close Proximity to Established Practices

Current Owner will Design/Build to Suit at Lease Rates of \$27 - \$42 NNN

Priced at \$750,000 (Land Only)

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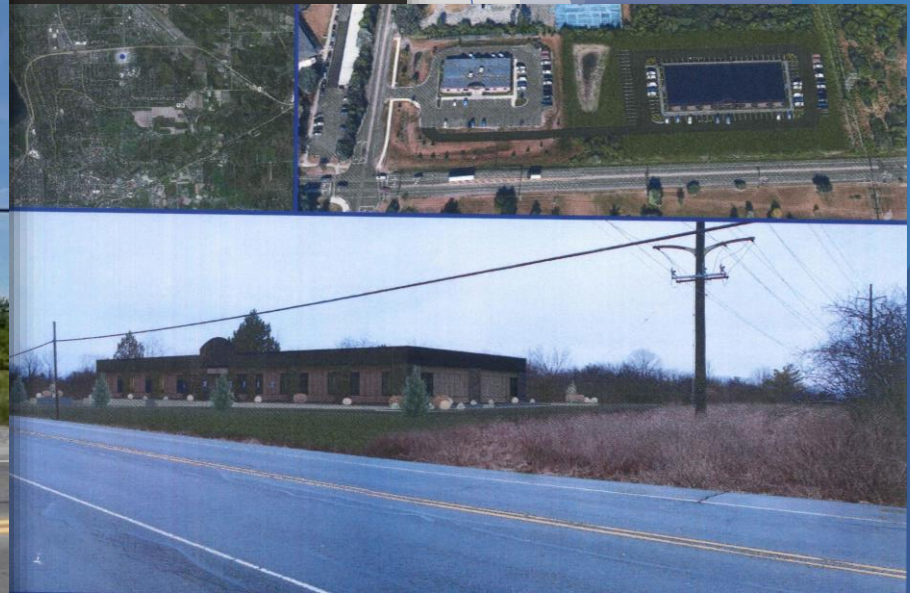
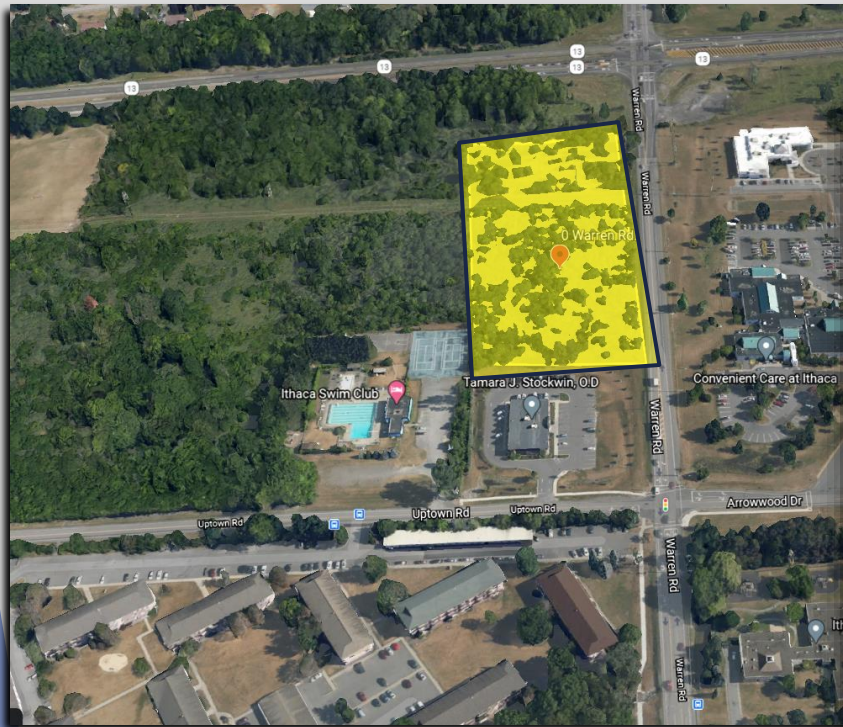
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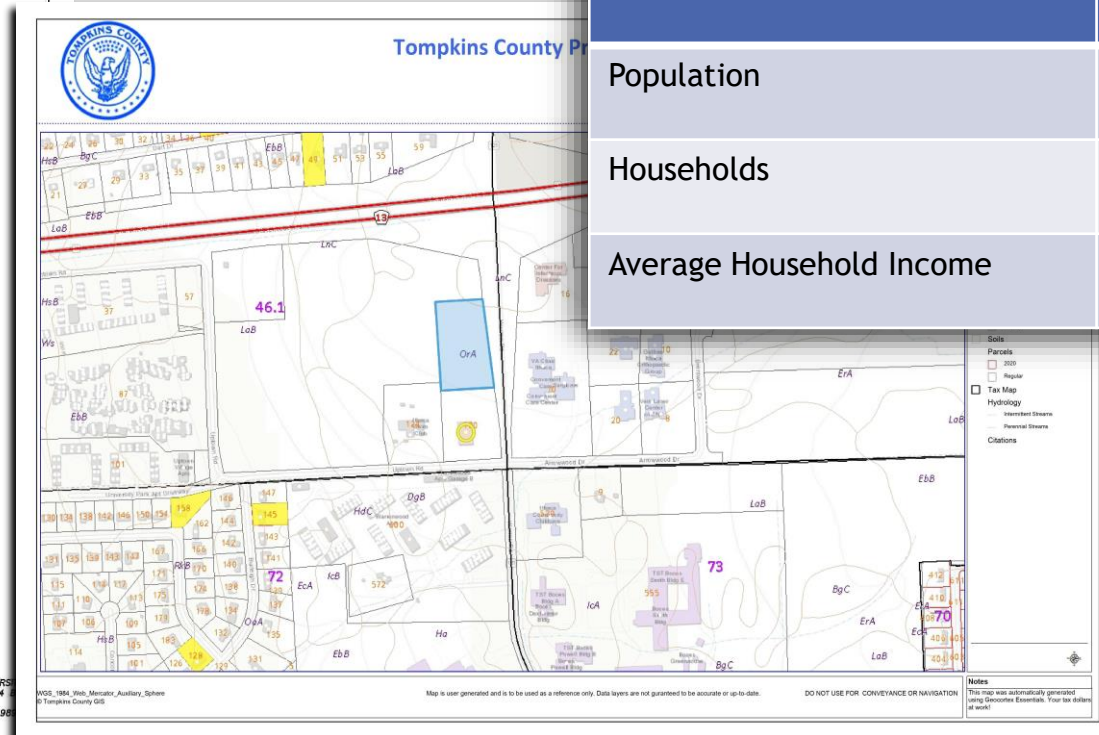
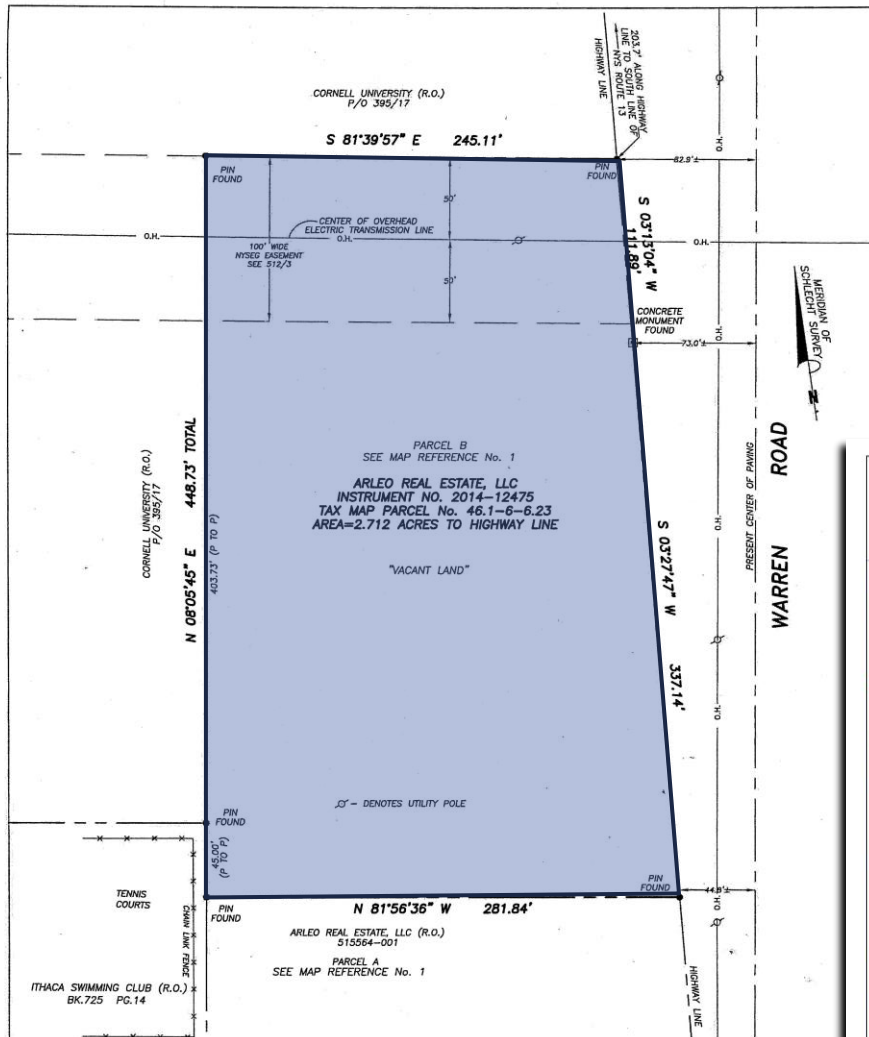
# Property Photos



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# Additional Information



Demographics Near Warren Rd.	1 Mile	3 Miles	5 Miles
Population	1,892	15,718	54,610
Households	823	6,775	21,106
Average Household Income	\$79,327	\$80,739	\$56,444

Peoples Security Bank and Trust Company, its successors and/or assigns  
1435-1439 Marchuska, LLC  
Chicago Title Insurance Company  
Coughlin & Gerhart, LLP

**CERTIFICATION**  
I hereby certify that I am a licensed land surveyor, New York State License No. 020587, and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision and that I found no visible encroachments either way across property lines except as shown hereon.  
SIGNED: *D. A. Miller* DATED: 7/5/2018

**REFERENCE MAPS:**  
1.) "FINAL SUBDIVISION MAP SHOWING LANDS OF CORNELL UNIVERSITY DATED AUGUST 26, 1993 AND LAST REVISED FEBRUARY 23, 1994 BY MILLER P.C."  
2.) "SURVEY FOR CORNELL UNIVERSITY", DATED FEBRUARY 21, 1996 BY GEORGE SCHLECHT.  
3.) "SURVEY MAP SHOWING LANDS OF CORNELL UNIVERSITY..." DATED 6/13/2014, BY T.G. MILLER P.C.



**T. G. MILLER P.C.**  
ENGINEERS AND SURVEYORS  
203 NORTH AURORA STREET  
ITHACA, NEW YORK 14851  
PHONE (607) 272-6477

**TITLE:**  
**SURVEY MAP**  
SHOWING PART OF LANDS OF  
ARLEO REAL ESTATE, LLC  
LOCATED ON WARREN ROAD  
VILLAGE OF LANSING, TOMPKINS COUNTY, NEW YORK

DATE: 7/5/2018

S14603/S18578

SCALE: 1"=50'



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