

**Exclusive Offering
FOR SALE
\$3,900,000**

620-640 South Aurora Street & 810 Danby Road

Ithaca, New York in Tompkins County



SITE INFORMATION:

- Tax Parcel's: 106-1-8 (City of Ithaca) & 40-3-3 (Town of Ithaca)
- Lot Size: Total of 94.84 acres
 - 29.49 acres (City of Ithaca)
 - 65.35 acres (Town of Ithaca)
- Public water w/ 6" water main
- Municipal sewer w/ 6" & 12" parallel lines
- Zoning:
 - I-1 (Industrial 1), City of Ithaca
 - I (Industrial), Town of Ithaca
- Topography: Situated on Hillside w/ varied topography
- Multiple Parking Lots with several means of Ingress/Egress



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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



**Pyramid Brokerage
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AREA FACTS:

- Tompkins County and Ithaca are located in the Central Finger Lakes Region of New York State, sitting on the Southern end of Cayuga Lake
Cornell University & Ithaca College
- 100,000+ residents in Tompkins County w/ a growing population trend
- Subject property is 15 minutes to Tompkins County Airport
- 4 hours to NYC, 2 hours to Rochester, New York & 4 hours to Philadelphia, Pennsylvania
- "Ithaca is Gorges" is the well-known adage that best describes Ithaca, New York
 - The best, deep cut Gorges and spectacular waterfalls exist here in Ithaca
- Ithaca is ranked 17 Nationwide by Forbes Magazine in April 2006 as "Best places for Business and Careers"



View of Cornell from Subject Property

FACILITY DETAILS:

- Multiple building sections
 - Built in 1906-1970
 - 1-4 stories
 - 760,733 SF total
- 6 Freight Elevators
- 1 Passenger Elevator
- Heated by:
 - 2- Clayton Steam Generators (boilers) Gas Fired
 - 10,000 pounds/hour @ 70psi, steam output (installed 1991)
- Electric: 34,500 volts at main sub station divided into 5 circuits of 1,500 KVA to 3,750 KVA
- Roof- Various types. Several updated w/ Rubber Membrane



View of Ithaca & Cayuga Lake from Subject Property

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ALLIANCE

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