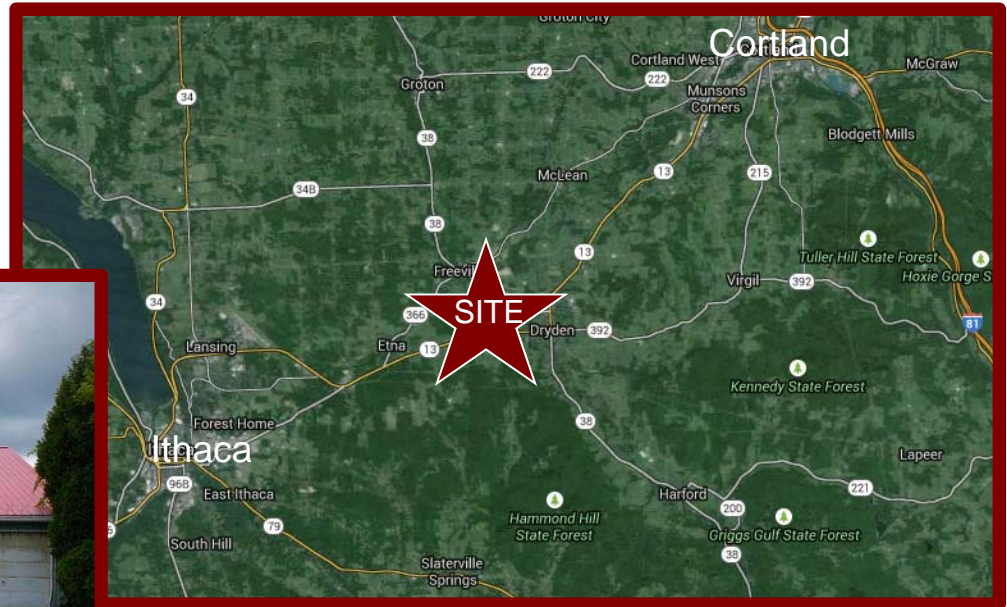




## Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

**2025 Dryden Road  
Freeville, NY 13068**



**Great Dane Properties is pleased to present 8,400 sf commercial space on highly travelled Route 13. Located midpoint between Ithaca and Cortland**

### Joe Draghi

Licensed Real Estate Broker

Licensed in New York, New Hampshire, Connecticut,  
Massachusetts, Vermont & Florida

607-838-3263 – jdraghi@greatdaneproperties.com

NY Office: PO Box 212, Mclean, NY 13102

### Karina Draghi

Licensed Real Estate Broker

Licensed in  
New York & Florida

607-838-3463 – karina@greatdaneproperties.com

Fax 607-218-8721

\* Florida Office: 6151 Blackjack Court N, Punta Gorda, FL 33982

# Site Information

Located midpoint between Ithaca and Cortland, NY  
Approximately 12 miles from Route 81 on NYS Route 13

13,812 AADT NYS Route 13

Parcel is 3.37 Acres

Traffic Access: Easy access for heavy trucks off NYS Route 13

Visibility: Highly visible to traffic in both directions, easy to locate

Parking: Large parking area for heavy trucks, or trucks and trailers



## Great Dane Properties, LLC

Joe Draghi 607-838-3263 – [jdraghi@greatdaneproperties.com](mailto:jdraghi@greatdaneproperties.com)

Karina Draghi 607-838-3463 – [karina@greatdaneproperties.com](mailto:karina@greatdaneproperties.com)

Fax 607-218-8721

NY Office: PO Box 212, Mclean, NY 13102 \* Florida Office: 6151 Blackjack Court N, Punta Gorda, FL 33982

## Building Specifications

- Construction: Clear span pole construction (1989)
- Ceiling Heights: Offices: 8'  
Labs/Workshop area: 13'  
Cold Storage: 13'
- Floors: 6" reinforced concrete slab
- Exterior Walls: Metal Panels
- Roof: Insulated, metal pitched roof
- Utilities: 300 A, 208V 3 phase with an internal 3 phase 45kva step up transformer
- Loading Access: 4 Elevated loading docks with overhead doors
- Zoning: MC – Mixed Use Commercial District
- Asking Price: \$349,000



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## Nicely Appointed Offices



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2 ADA compliant bathrooms



Full kitchen



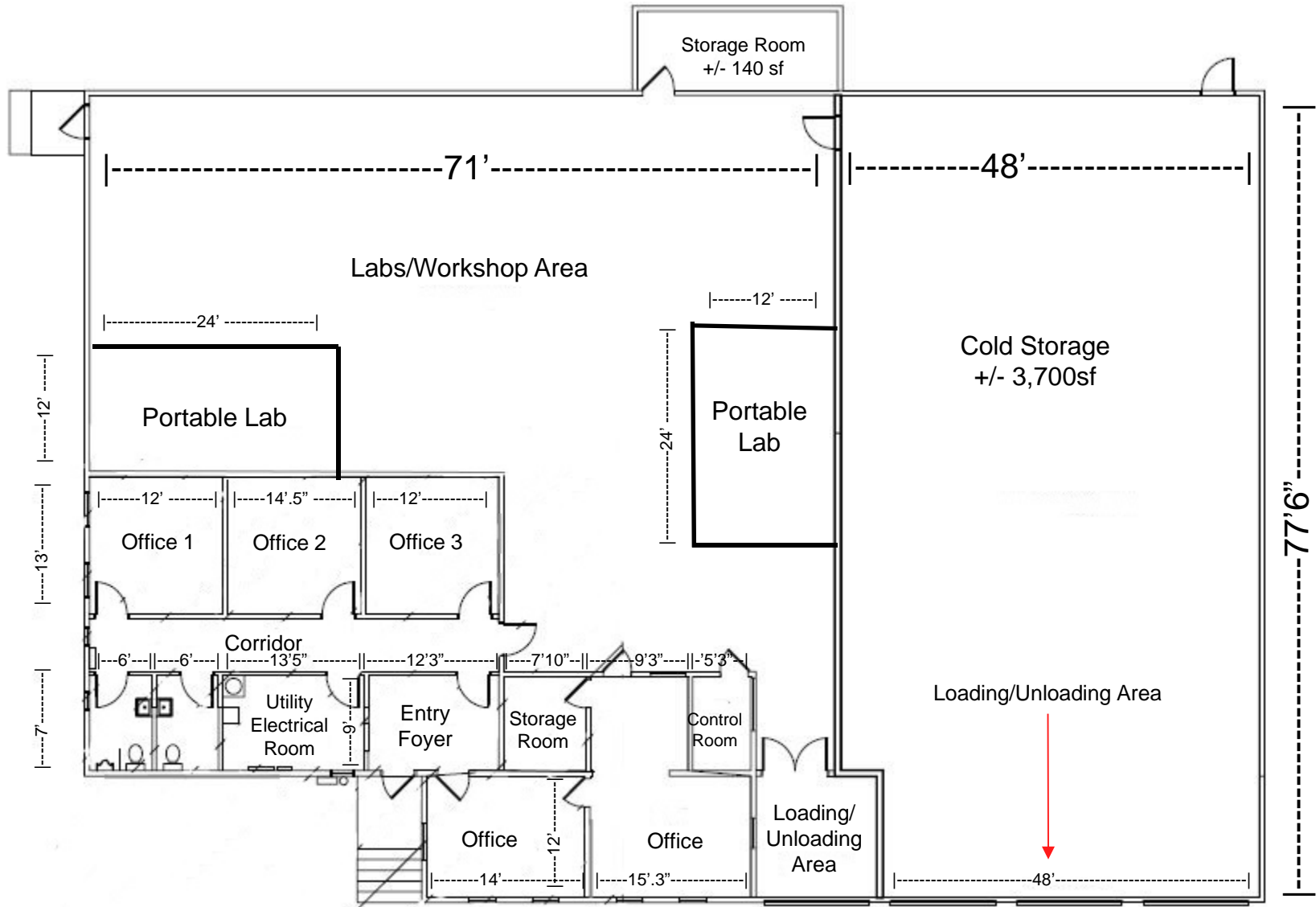
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