



Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

For Sale

**Commercial/Industrial/Manufacturing/Assembly
With Offices and Warehouse plus 3 Apartments**

**38-40 Elm Street
Dryden, NY 13053**

- 25,000 sf Facility
- 1.31 Acres
- +/- 21,000 sq ft Assembly & Manufacturing floor space
- 1 apartment on 1st floor
- 2 apartments on 2nd floor
- 14' ceiling heights
- 3 Phase Electric
- Loading docks
- Truck access
- Fenced Yard



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
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607-838-3463 – karina@greatdaneproperties.com

Fax 607-218-8721

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



**View of Front
of Building
from Elm Street**

**View of Front and
Manufacturing
Portion of Building
from Elm Street**



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17,000 sf

Industrial/Manufacturing

- Clear Span Construction with high ceilings. No Interior columns.
- Suspended acoustical ceilings
- Recessed Fluorescent lighting
- Concrete floor
- Interior partitions of main room are non load bearing.
- Side rooms allow separations for development, shipping, & receiving.



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Warehouse/Storage
4,800 sf
14' Ceiling Height
Ramped Loading Dock
Mercury Vapor Lighting
Concrete Floor

Property Specifications

- Location:** Located within the Village of Dryden off of NYS Route 13 at the corner of Rochester St. and Elm St.
- Traffic Access:** Elm St. via Rochester St. off of NYS Route 13
- Address:** 38-40 Elm Street, Dryden, NY 13053
Village of Dryden, Tompkins County
- Acreage:** 1.31 Acres



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Road Frontage: 208' on Rochester St.
269' on Elm Street

Tax Parcel #: 13.-1-11.2

Zoning: Commercial Business Districts

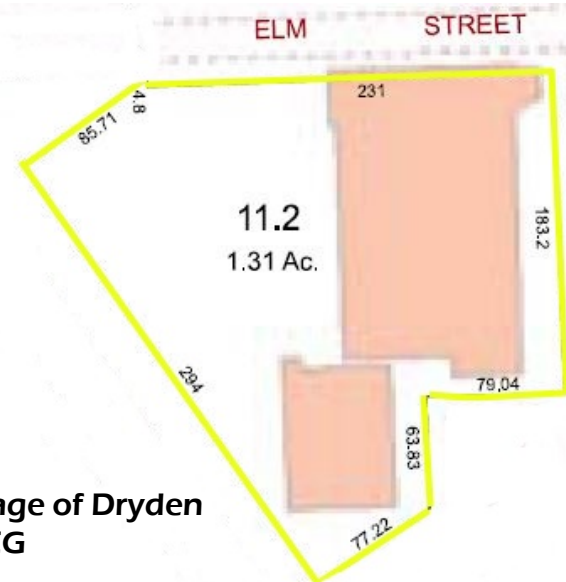
Topography: Flat, drains well.

Utilities: Municipal Water & Sewer provided by the Village of Dryden
Electric - 400 amp 3 phase – provided by NYSEG
Gas – provided by NYSEG
Heat – Roof top HVAC; as well as vent free Gas fired units throughout
Cat 5 wiring in Industrial/Manufacturing Building and Offices

Water & Sewer: Village of Dryden

Building Construction: Pole construction with metal siding and metal roof, concrete floor.

No Insulation in Warehouse portion of facility.
Floor finishes: Concrete floor, carpeting in offices
Ceiling Finishes: Acoustical tile throughout, open to rafters in Warehouse area.
Lighting: recessed fluorescent in office and production area, Mercury Vapor lights in Warehouse.



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Sprinklers:	None
Date of Construction:	Warehouse Building in 1984 Main Industrial/Manufacturing building in 1985 Offices and 10' wings on both sides of Industrial/Manufacturing building in 1989
Building Condition:	Good to Excellent
Parking:	Paved lot with plenty of parking
Total Square footage:	Main floor – 24,200 sq ft Industrial/Manufacturing w/ offices 16,000 sq ft Warehouse/Storage with loading dock 4,800 sq ft Apartments 2,400 sq ft
Access to buildings:	Overhead doors in Warehouse/Storage area Interior access via internal service doors.
Taxes:	\$11,715.00
Assessment:	\$360,000.00

Asking Price \$379,000.00



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