

Great Dane Properties, LLC



Great Dane Properties
is pleased to present
4915 Kinney Gulf Road



Modern Shop on 2.81 Acres

For more information contact: Joe Draghi

Commercial Real Estate Sales, Leasing & Management

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Located on Kinney Gulf Road at the intersection of Route 90, this facility was built in 2004.

Conveniently located to and within close proximity to Interstate 81 this site lends itself as an ideal location for a trucking company, a construction company or repair company servicing the central New York Finger lakes region.

Large garage bays will accommodate trucks or heavy equipment, with concrete flooring designed to withstand the extra heavy weight. High ceilings with plenty of light offer a bright and large work area. This exceptionally clean and well organized building features shelving and racking for storage. Second story mezzanines offer storage for supplies, parts and spare equipment.



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Large parking lot and yard can accommodate a large fleet and equipment.



Big bright modern air conditioned office, large windows offer tons of natural light, high ceilings and wood trim offer spacious elegance.

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Land

- Location 4915 Kinney Gulf Road (Cortland County Route 111) at the intersection of Kinney Gulf Road and NY State Route 90. Conveniently located just 4.8 miles to Interstate 81 Exit 12 in Homer, NY

36 miles to Syracuse, NY
30 miles to Auburn, NY
48 miles to Binghamton, NY
24 miles to Ithaca, NY

- Tax Map #64.-2-02-2
- Municipality Homer
- Zoning R
- Acreage 2.81 Acres
- Taxes 2,700.00
- Frontage - approximately 450' on Kinney Gulf Road
(Cortland County Route 111)
Approximately 250' on NYS Route 90

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- Accessibility Access from Kinney Gulf Road
- Topography Predominately flat lot slopes gently allowing for good drainage
- Parking Gravel lot

Building Specifications:

- Total Square feet 4,800
- Construction Pole barn construction (8x8 posts)
 - Floors 7 1/2" concrete floors
2'x2' on center rebar grid with 4,000 psi with fiber and 2" R10 foam insulation
 - Walls 29 gauge siding with finished interior walls
R-19 Insulation
 - Roof 26 gauge metal roofing
and 29 gauge ceiling liner
 - Ceiling heights 16' overall in garage area
10'6" in office/kitchenette and bathroom
8' in storage areas on 1st floor
8' in 2nd floor mezzanine storage areas

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- Electric 200 Amp
- Sewer Septic system
Separate 1,500 gallon tank for floor drains
- Water Private well
- Heat Hydronic Heat system – utilizing Fuel oil
Features 3 zones radiant in floor
Storage tank for fuel oil = 275 gal



- Garage doors 3 overhead 16' x 14' automatic doors
R-17 insulated 2" doors

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1,700 sf of Mezzanine Storage
well lit with prebuilt shelving.

Clean, well lit work areas with
countertop workspaces.



Asking Price \$294,500.00

All Information furnished regarding buildings for sale or lease is from sources deemed reliable, however, no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, prior sale, lease, financing or withdrawal without notice.

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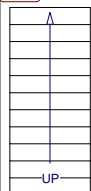
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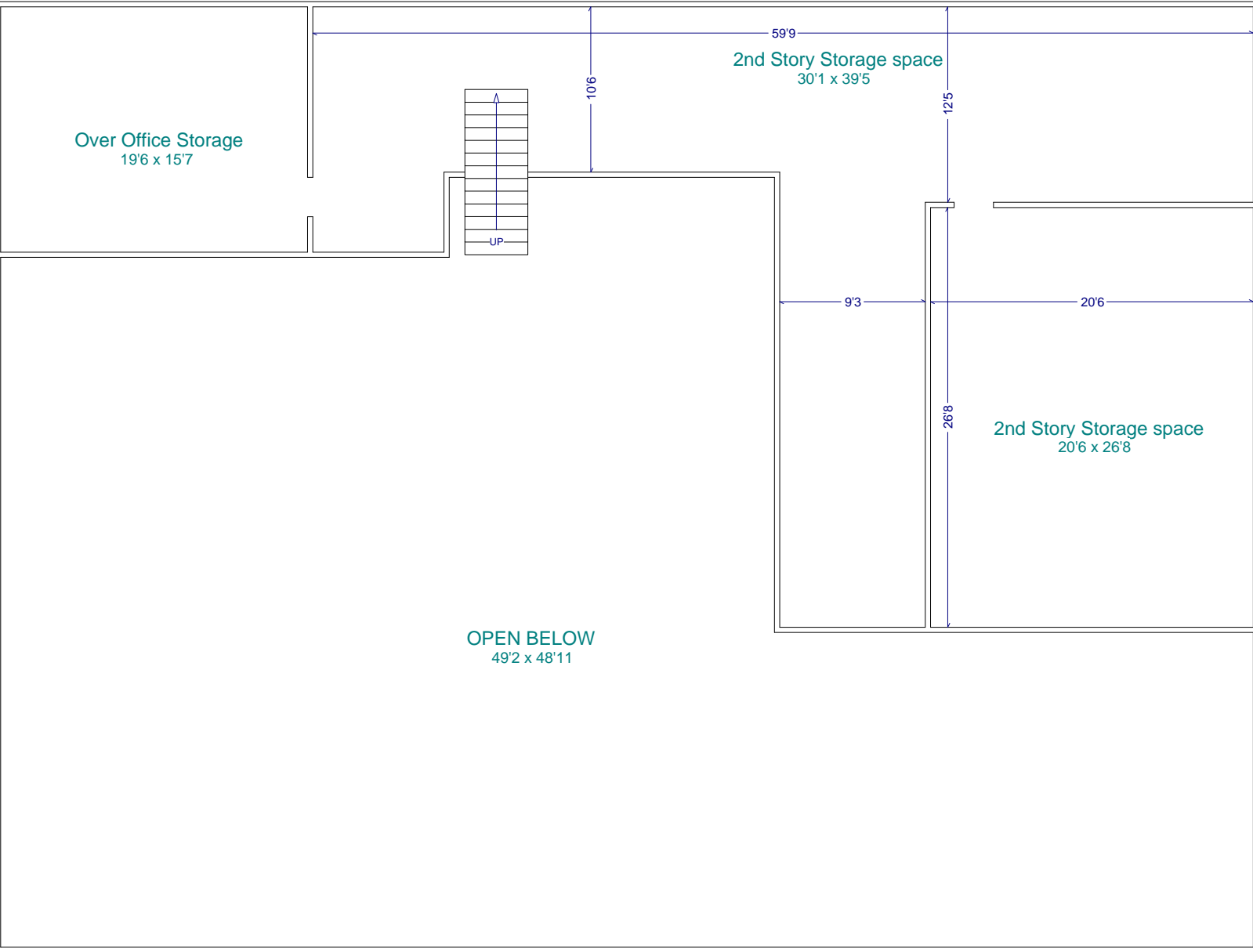
OFFICE
19'9" x 15'7"

Kitchenette
7'11" x 9'5"

UTILITY
7'4" x 10'9"



4915 Kinney Gulf Road
4848 sq ft



Mezzanine floor plan
1912 sq ft

GRAPHIC SCALE - FEET

N.Y.S. Route 90

N 54°09'00"E

275.42'

+/-2.818 acres

driveway

centerline

centerline

Kinney Gulf Road

N 36°19'00"W

449.16'

101.2'

conc. slab

conc. slab

METAL BLDG.

80.1'

60.5'

116.0'

septic

U.G. service

tel. riser

well

tel. riser

S 36°24'00"E

346.62'

O.H. utilities

S 24°40'00"E

104.53'

254.80'

S 54°09'00"W

Tax Map No.

64-2-3

Tax Map No.
64-2-2.1

LEGEND:

- FOUND IRON PIPE
- SET 5/8" REBAR W/ SURVEY CAP
- △ SURVEY REFERENCE POINT
- ⊗ POWER POLE

Warning: It is a violation of Section 7209, Subdivision 2 of the New York State Education Law to alter, in any way, a map bearing the original seal and signature of a licensed professional. Only maps bearing such a seal and signature may be considered valid.

SURVEY DATE
MAY 12, 2005

LANDS

STEPHANIE PARTIS