

OFFERING MEMORANDUM

17 Hall Woods Road, Ithaca, NY

FOR SALE OR FOR LEASE



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SECTION I

Offering Summary

THE OFFERING

Pyramid Brokerage Company has been retained to exclusively represent ownership (“Owner”) in the sale or lease of this existing building located at 17 Halls Woods Road in Ithaca, New York 14850. Offering price for sale is: \$6,750,000 and lease price is \$5.00sf NNN.

OFFERING PROCEDURES

The Owner will consider all qualified offers on the property. Offers and letters of interest or intent are to be submitted through Pyramid Brokerage Company.

ECONOMIC INCENTIVES

Potential for economic incentives thru the Tompkins County IDA, and NYS Empire State Development



SECTION II

Property Description

Tax Map

Property Photos

Site Plan

Floor Plan

Survey

Property Features:

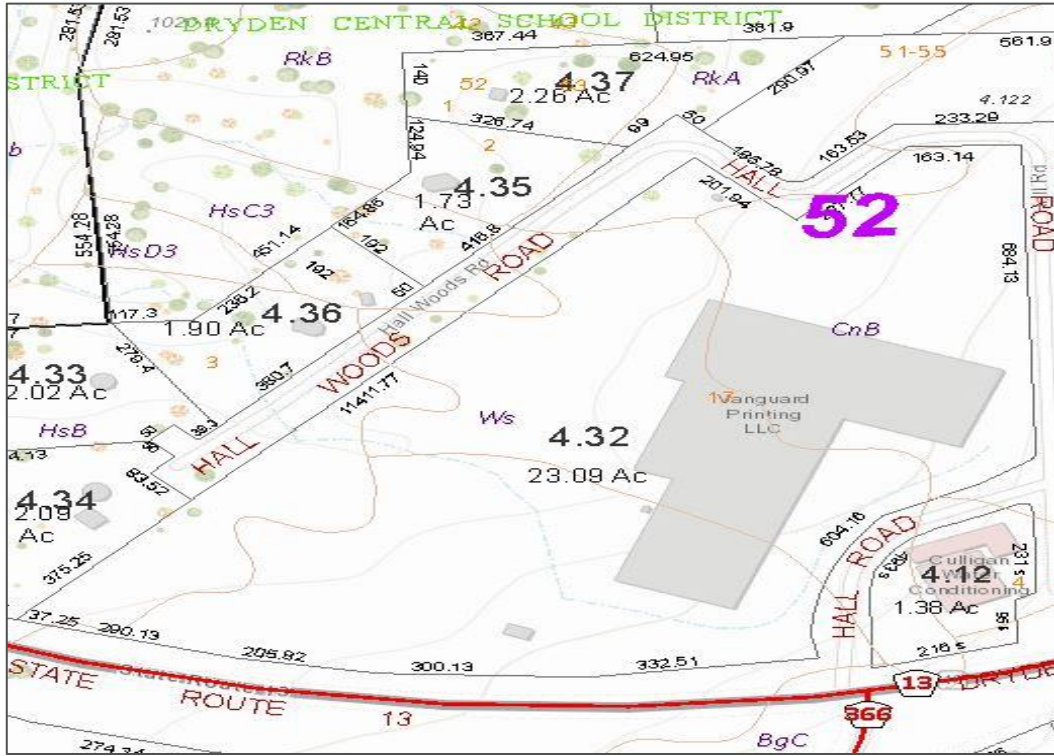
- 220,000 +/- SF Industrial Facility built 1990-1991
- Town of Dryden being tax map parcel # 52-1-4.32
- Zoning – Light Industrial District
- 3 docks on Northwest end. 1 – 10' x 10' and 2 – 9' x 9' with levelers. 6 docks on South end 9' x 8' with levelers
- Production area has ground level louvers and roof exhaust fans to circulate air
- 1 – 17' x 17' at grade drive-in door on East side
- 20,000 +/- SF office space with passenger elevator
- Situated on 23.09 +/- acres
- 22' - 27' clear heights
- Wet sprinkler system with back up diesel pump and back up generator for emergency lighting
- Ingersoll Rand air compressor system with dryer and piping thru out many areas of building

17 Hall Woods Road

Ithaca, NY 14850

SECTION II

Tax Map



17 Hall Woods Road

Ithaca, NY 14850

Property Photos

SECTION II



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SECTION III

About the Area
Location Map
Location Aerial
Demographics

17 Hall Woods Road

Ithaca, NY 14850

SECTION III

About The Area

Ithaca is in Central New York located on the southern shore of Cayuga Lake. Known as the gateway to the Finger Lakes, Ithaca is a beautiful area surrounded by lakes, gorges, waterfalls and forests. Because of the iconic scenery the area picked up the local slogan "Ithaca is Gorges." It is home to the 215 foot Taughannock Falls, which is three stories taller than Niagara Falls. In addition you can find many vineyards and farms, restaurants, museums and galleries that create Ithaca's unique and quaint community.

Ithaca's creative spirit and culture are boosted by two local institutions, Cornell University and Ithaca College. Together, these schools bring nearly 30,000 students to the area. Green not only refers to Ithaca's beautiful hillsides, but also describes Ithaca College's Park Center for Business. This building was one of the first 100 to receive platinum LEED certification from the U.S Green Building Council. This wasn't the first time Ithaca jumped ahead of the curve. In 1875 electric streetlights were lit on Cornell's campus, making Ithaca the first city in North America to have outdoor electric lighting.

With a variety of activities to do, Ithaca provides a high quality of life for its residents. Summertime weather attracts visitors and locals alike to take a hot air balloon ride over local vineyards, golf courses and state parks. In addition to many hiking trails and other outdoor recreation, Ithaca offers a variety of festivals, including the Finger Lakes Grass Roots Festival of Music and Dance that promises to be the most musically diverse festival to date. This four-day event includes over 60 unique performances that are unmatched in Upstate New York.



About The Area

Nestled in the heart of New York State, Ithaca is centrally located and less than 250 miles from major northeastern cities including New York City, Philadelphia and Toronto. The property is 18 miles from I-81 in Cortland and 36 miles from I-86 in Horseheads. Minutes from Cornell University and Tompkins International Airport.

Significant Companies

Ithaca's economy is strongly based on education with three out of the four top employers being schools. Cornell University tops the list, and Ithaca City School District and Ithaca College follow. Other Significant companies include Borg-Warner Automotive, CFCU Community Credit Union, Cayuga Medical Center at Ithaca, Wegman's Food Markets, Franziska Racker Center, The CBORD Group, Therm, Inc., Tompkins Trust Co. and Tops Friendly Markets.



17 Hall Woods Road

Ithaca, NY 14850

Location Map

SECTION III



17 Hall Woods Road

Ithaca, NY 14850

Location Aerial

SECTION III



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17 Hall Woods Road

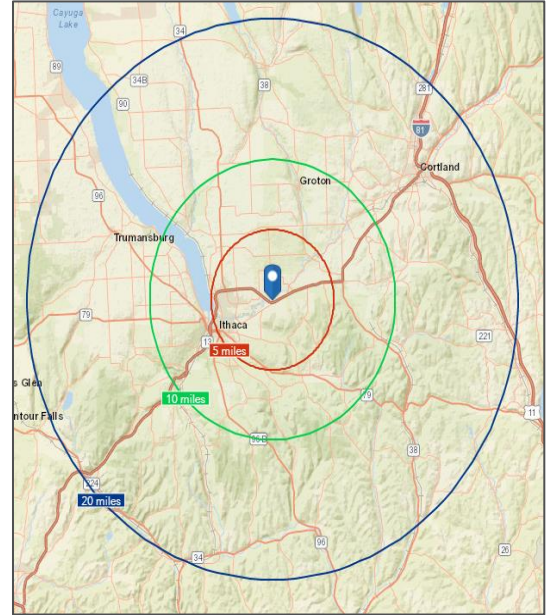
Ithaca, NY 14850

Demographics Summary

SECTION III

BUSINESS SUMMARY

	5 Mile	10 Miles	20 Miles
Total Businesses:	1,654	3,441	5,943
Total Employees:	22,562	47,099	77,665
Total Residential Population	46,797	92,096	174,874
Employee/ Residential Population Ratio:	48	51	44



DEMOGRAPHIC & INCOME PROFILE - 2017 SUMMARY

	5 Mile	10 Miles	20 Miles
Population	46,797	92,906	174,874
Households	17,455	35,145	66,886
Families	7,196	16,918	37,040
Average Household Size	2.55	2.56	2.44
Median Household Income	\$52,925	\$55,340	\$54,907
Average Household Income	\$81,203	\$83,329	\$77,345

www.pyramidbrokerage.com

PREPARED BY:

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