

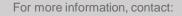
FOR SALE 16 Freeville Road Dryden, NY

10,500 SF Storage Facility Now For Sale

Property Highlights

- 2 year old 101 unit self-storage facility
- Combo of climate controlled (66) and standard (35) units in range of sizes
- Located just off NYS Rte. 13 between Ithaca and Cortland
- · Conveniently accessible to area residents
- Nearby is Tompkins Cortland Community College and Cornell University & SUNY Cortland are within short drive
- Facility features security cameras and 24-7 Rental Kiosk for customers to rent units; receive a key & lock; and pay bill
- Facility is located on nearly 2 acre's land with ample opportunity for expansion; a second building has been approved for the site





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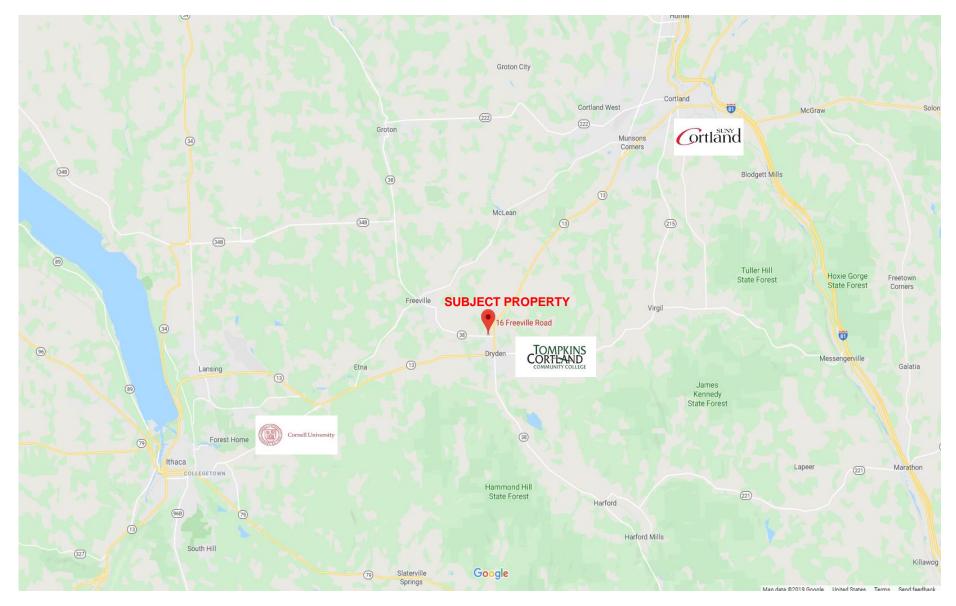
MIX OF UNIT TYPES / SIZES				
UNIT TYPES				
	CLIMATE			
SIZE	STANDARD	CONTROLLED	TOTAL	
5x5	6	10	16	
5x10	9	14	23	
10x10	12	28	40	
10x15	8	13	21	
10x20		1	1	
Total:	35	66	101	



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