

New 10,800 SF Light Industrial / Warehouse / Flex Building.

EXCLUSIVE

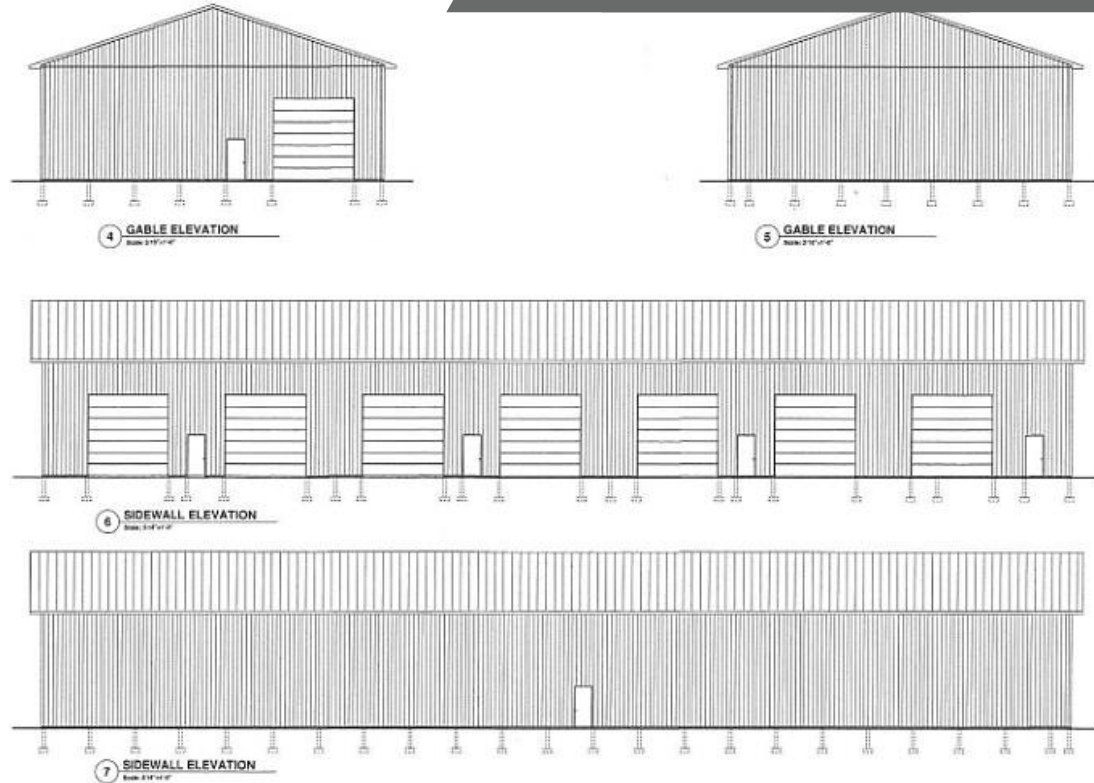
LEASE RATE: \$8.00-10.00/SF Mod. Gross

FEATURES

- 20' ceilings
- Seven 14' x 14' ground level overhead doors facing road
- One 14' x 14' overhead door facing shared loading dock
- Six man doors
- 3-phase electric; fully insulated; will consider sub-divide; and, on site parking
- Ideal for multiple uses - light manufacturing; distribution; warehouse & flex

LOCATION DETAILS

Located just outside City of Ithaca & close to Cornell University Campus, Regional Airport & Cornell Business & Technology Park

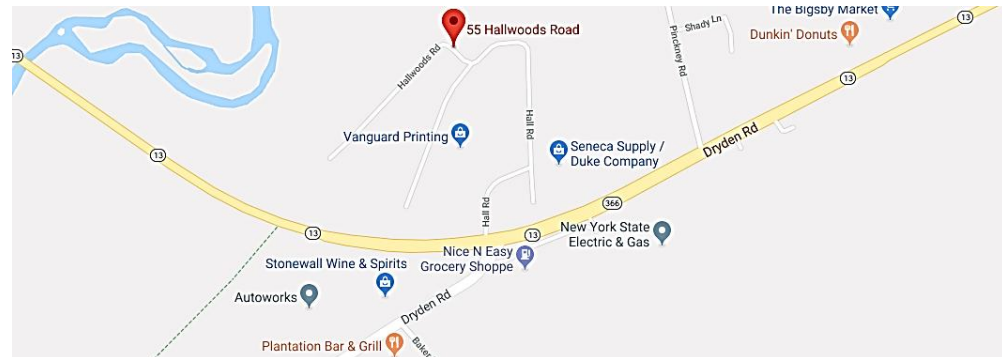


For more information, contact:

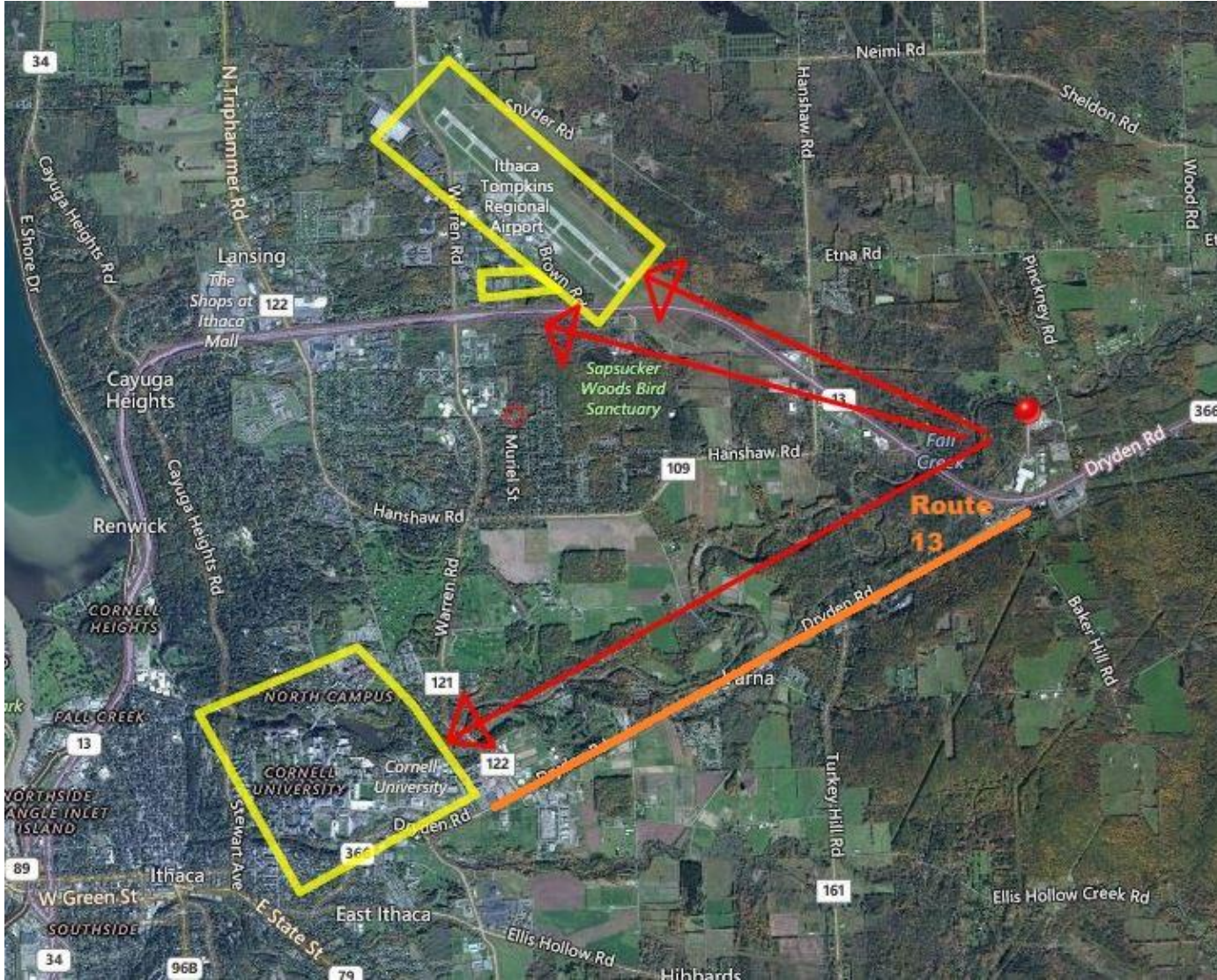
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FOR LEASE
55 Hallwoods Road
 Ithaca, NY



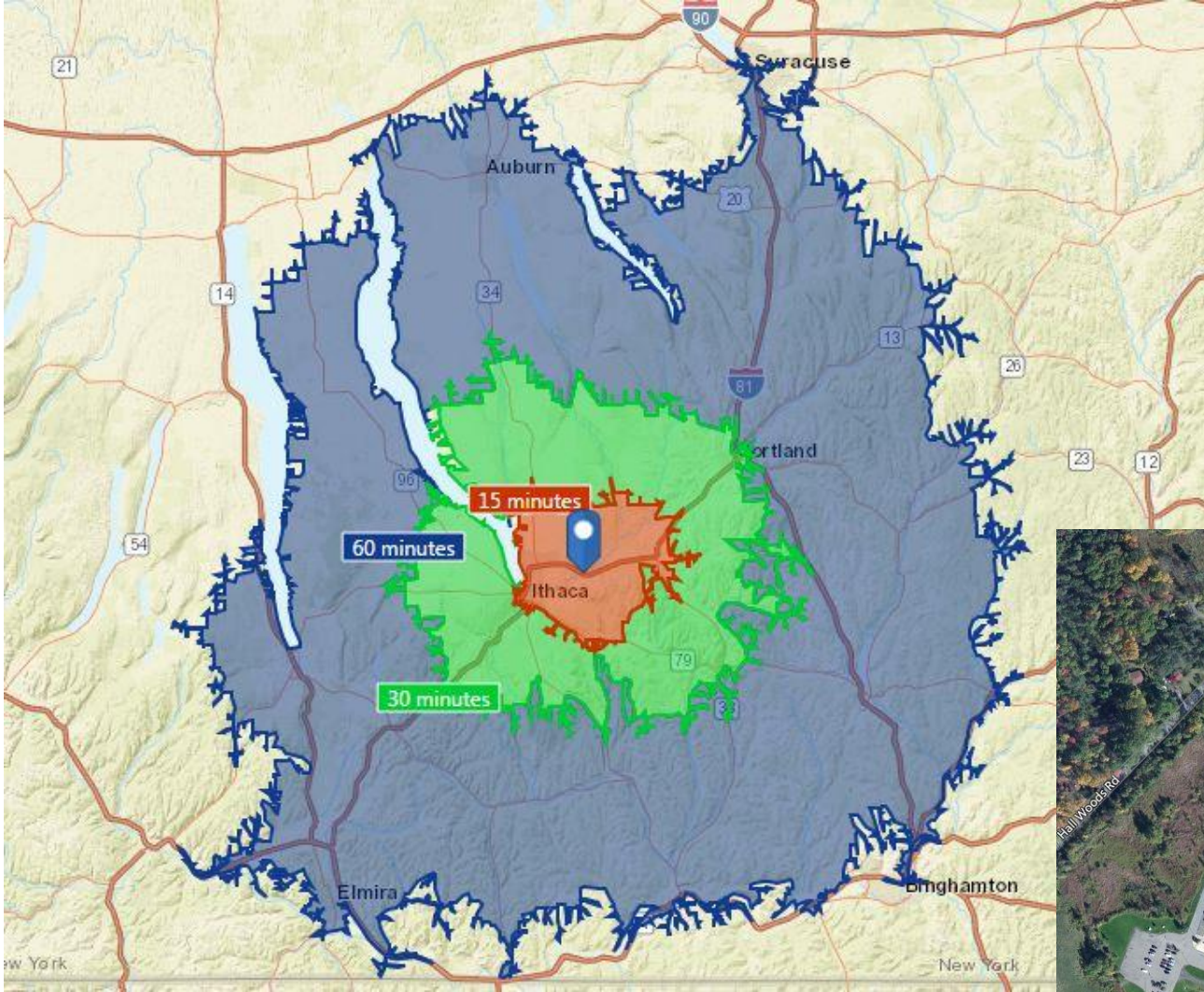
Location Highlights

- Conveniently located in Industrial/Business Park just outside City of Ithaca
- Just off NYS Route 13
- Close to Cornell University Campus; Regional Airport & Cornell Business & Technology Park
- A short drive to Syracuse, Binghamton, Cortland, Elmira & Corning

Area Amenities

- Ithaca is located in the heart of the scenic Finger Lakes Region
- Home to both Cornell University & Ithaca College
- Ithaca has a thriving economy driven by diverse economic sectors to include education, health care, manufacturing, high-tech, and tourism

FOR LEASE
55 Hallwoods Road
 Ithaca, NY



Drive Time	
Ithaca; Cornell & Ithaca College	15 Min.
Cortland	30 Min.
Binghamton	60 Min.
Syracuse	60 Min.
Elmira/Corning	60 Min.

