

# *David* **Yaman**

**REALTY SERVICES**

57 Hickory Park Rd., Cortland, NY 13045

***INTRODUCING***



**46 EAST COURT STREET**

**CORTLAND, NEW YORK**

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**Land Specifications**

Location: Between Greenbush and Pendleton Streets in the City of Cortland and about 2.5 miles from Interstate Route #81. To the east are industrial properties and to the west is primarily residential. The property is two blocks from Main Street.

Acreage: Approximately .4 Acres (see map enclosed)

Frontage: 104 feet along East Court Street

Topography: Flat, drains well

Tax Parcel: 86.59-02-23.000

**Building Specifications**

Total Sq. Ft.: 11,732 S.F.

Offices 2,836 s/f including the 596 s/f mezzanine

Shop 3,424 s/f

Warehouse 5,472 s/f

Construction: Block and steel

Floors: 6" reinforced concrete slab

Walls: 10 " block painted, office entrance has wood exterior, warehouse addition is steel

Roof: Pitched, metal roof

Sprinklers: None

Gas: New York State Electric & Gas

Electric: 400 Amps, 208 volts, 3 phase  
Supplied by Niagara Mohawk Power Corp.

Sewer & Water: City of Cortland

## Offices

Total Sq. Ft. 2,836 s/f  
2,240 s/f on first floor  
596 s/f in mezzanine

Reception area & receptionist/secretary  
Conference room 26' X 16'  
7 Offices  
Break room with kitchenette

Floor: Tile in entrance and halls, carpeting in offices

Ceilings: 8 ft. dropped acoustical with recessed lighting

Lighting: Recessed in ceiling with diffusion lenses

Bathrooms: 1 men, 1 women in offices and adjacent to shop

Heating: Gas fired hot water baseboard

Computer: Distributed throughout, Time Warner Roadrunner

Condition: Good

Narrative: The offices were built to accommodate the activities of a construction company.  
The space can be easily retrofitted for a wide variety of uses such as engineering firm, architects, small manufacturing, and distribution company.



## Conference Room

## Reception/secretary office

## Shop

Total Sq. Ft. 3,424 s/f with a 24 by 48 ft. mezzanine (1,152 additional storage)

Ceiling Height: 13 ft. under perlins, 15 ft. to 18 ft. under trusses

Insulation: Between trusses

Lighting: Fluorescent, ceiling hung

Heat: One ceiling hung gas fired forced air unit

Crane: One ton overhead crane

Narrative: This area is presently being used as a woodworking shop. It is located in close proximity to the bathrooms and offices on one side, and warehouse and shipping/receiving on the other.



## Shop

## Warehouse

Sq. Ft. 5,472 s/f  
Also a 12 X 52 ft. mezzanine

Date of Const.: 1997

Construction: Steel

Loading Access: 1 loading dock - 8 ft wide by 10 ft high with automatic dock leveler  
1 overhead door - 12 ft. by 12 ft.

Ceiling Height: 13 ft 6 inches to 15 ft under perlins

Insulation: Rigid on exterior walls and in roof area between trusses

Heating: None

Lighting: Ceiling hung, Halogen



## **Warehouse Facility**

### **Miscellaneous**

Construction Date: Original building was built in the 1950's, the offices and shop was renovated in 1988, and the steel warehouse section was constructed in 1997

Building Condition: Good

Owner of Record: Peter S. Griswold & Myron J. Walter

Parking: 5 cars on gravel in front of building, more along east side

Municipality: City of Cortlandville. County of Cortland

Zoning: I- Industrial

Assessment: Land \$ 13,600  
Total \$ 173,000

Taxes: \$7,906

Sale Price: \$230,000

EDZ: This property is in the Empire Zone  
Contact Karen Niday, Cortland County Industrial Development Agency for  
further information (607-756-5005)