



- LOCAL KNOWLEDGE
- NATIONAL REACH

Commercial / Industrial Sales & Development

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## INTRODUCING



**Cortland Industrial Center**  
**30 Kellogg Road, Cortland, NY**

**Location/Access:** 30 Kellogg Road, Cortland, NY which is just off NYS Routes 11 and 41, approximately 3 miles from Exit 11 of Interstate Route 81.

**Municipality:** City of Cortland, Cortland County

**Construction Date:** 2004

**Square Foot:** 30,000

**Building Dimensions:** 100 ft. by 300 feet

**Construction:** Steel on slab with metal-pitched roof, one interior set of center columns

**Floors:** Concrete slab – 6” over 12” run a crush compacted

**Roof Assembly:** Standing seam metal roof over 6” white polyester faced batt insulation

**Ceiling Height:** 25 ft center eve height and 23 ft to truss; 20 ft at sides of building, 17 ft to the truss

**Lighting:** Ceiling hung halogen lights

**Sprinklers:** Throughout –dry system

**Bathrooms:** Men and women

**Heating:** Gas fired forced hot air heat

**Electrical:** To owners specs

**Loading:** West end – 1 drive-in with 12 ft by 12 ft OH door, 1 dock with leveler and 8 ft X 12 ft door  
East end – 2 docks with levelers with 8 ft X 12 ft doors

**Rail Siding:** There is an existing rail siding with four spurs a short distance from the building that can be extended to the building.

**Exterior Storage:** The rail siding is located adjacent to a 200,000 s/f slab, ideal for exterior storage of product delivered by truck or rail.

Interior View



Cortland Industrial Center



This warehouse facility is part of a large industrial complex which is also available. The large building contains 215,000 s/f and is available for manufacturing and/or warehousing purposes.