

**165 SOUTH MAIN STREET
CORTLAND, NY**

LAND SPECIFICATIONS

Location: South Main Street at the corners of Randall Street and Huntington Street

Acreage: 3.1 Acres

Tax Parcel: 86.74-02-23.00

Road Frontage: 420 Feet on South Main Street, 390 feet on Huntington Street, 179 Feet on Randall Street

Parking: 227 cars with addition land for more spaces, has exterior lighting

BUILDING SPECIFICATIONS

Building Dimensions: See attached diagram

Total Sq. Ft.: Approximately 144,000 sq. ft. on all three floors

Construction: block and steel frame with brick exterior facade

Floors: Lower floor on slab; middle and upper floors have hardwood in manufacturing area and carpeting in office areas

Ceiling Height: Lower floor and upper floor in manufacturing areas from 9' 4" to 11' 6" under steel beam, and middle floor of manufacturing space has 10' 8" ceilings; Office has ceiling hung acoustical ceilings with recessed diffused lighting at 8'8".

Sprinklers: Throughout - wet system

Bathrooms: Mens and women bathrooms throughout on all three floors (total of ten)

Elevators: Each building contains one elevator - 5 total

Sewer & water: Municipal

Heating: Gas fired hot water system in manufacturing space using 3 separate boilers.

Air Conditioning: Office space has HVAC system

Electrical: 120/208, 3 phase

Loading Docks: Nine (9) total - 4 servicing bldg. #5, 1 servicing bldg. #4 and 4 servicing bldgs. #1,#2 & #3

MISCELLANEOUS INFORMATION

Zoning: Industrial

Assessment: \$1,054,000

Taxes: \$36,426

Availability: This building is ideal for subdivision on a lease basis or for acquisition. Due to the construction history (built in phases as separate units) a portion of the building can be occupied either by floor or by building.

Use: A very wide variety of uses can be applied to the facility to include light industrial, office, housing, incubator type occupancy with expansion capabilities, warehouse or a combination of the above.

To Inspect: Call David Yaman
607-756-5872

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BUILDINGS 1 & 2

- Narrative:** In 1991 Crescent Corset Company initiated a major renovation of the middle floor of building 1 & 2 for an office facility. The company spent a great deal of money and time to install a state-of-the-art mechanical and computer infrastructure, furnishings and decor. The present owner of the building has left the offices untouched and ready to be occupied. Building 1 & 2 can be easily segregated from the rest of the building, with its own entrance, bathroom facilities, reception area, and utilities.
- Total Sq. Ft.:** Lower floor - 17,580 s.f.
Middle floor - 17,580 s.f.
Upper floor - 15,140 s.f.
- Floors:** Lower floor - concrete slab
Middle floor - Carpeting throughout
Upper floor - wood
- Ceiling Height:** Lower floor - 9 feet 4 inches
Middle floor - 8 feet 8 inches
Upper floor - 11 feet 6 inches (variable)
- Sprinklers:** Throughout - wet system
- Bathrooms:** Middle Floor - 3 women, 1 men
Top floor - 1 men, 2 women
- HVAC:** In office space - ceiling duct system
- Expansion:** The floors above and below the existing office space can be available for expansion.
- Office amenities:** The office complex is set up with electrical and phone infrastructure, and a centralized computer substructure.
- Furniture:** Offices are complete with furniture and are in a move-in condition. The central work area is open and contains 80 modular offices. Surrounding this open work area are a number of smaller offices, conference rooms, employee break rooms, reception area and bathrooms

BUILDINGS 3, 4 AND 5

Narrative:	A portion of the middle floor of buildings 3, 4 and 5 has been converted to offices with its own reception area, containing approximately 4,700 s.f.. The balance of the space has been used for shipping and receiving and light manufacturing. The three buildings were constructed at different times with the last, building #5, constructed in 1966.
Total Sq. Ft.:	91,540 s.f., see enclosed building footprint
Floors:	Lower floor - concrete slab Middle floor - Carpeting in office area, wood in manufacturing and concrete in shipping and receiving area Upper floor - wood
Ceiling Height:	Lower floor - 9 feet 4 inches Middle floor - 8 feet 8 inches Upper floor - 11 feet 6 inches (variable)
Sprinklers:	Throughout - wet system
Bathrooms:	Lower floor - 1 men, 1 women Middle floor - 1 men, 1 women Upper floor - 2 women
HVAC:	Throughout - ceiling duct system
Expansion:	The floors above and below the existing office space can be available for expansion.
Office amenities:	The office complex is set up with electrical and phone infrastructure, and a centralized computer substructure.
Furniture:	Offices are complete with furniture and are in a move-in condition.

OVERVIEW

The building located at 165 South Main Street, Cortland, was constructed in five phases, each with three floors and each as five separate but attached buildings. Each building has two sets of fire rated stairwells, access to loading docks, an elevator, bathroom facilities and self regulated heating system. Due to the unusual adaptability for use provided by the complex of buildings, David Yaman Realty Services is offering 165 South Main Street for use as an incubator for office and industrial use, and as flex-space.

THE INCUBATOR

Start-up companies and companies wishing to expand a portion of its operation on a short term or long term basis will find a home at this facility. The 23,000 square feet of high-end office space be easily subdivided with long-term expansion potential made available throughout the term of the lease. Any amount of the non-office portion of the complex (121,000 square feet) can be occupied for light industrial use.

FLEX-SPACE

Due to the proximity of the office space to the industrial portion of the building, those companies needing quality office facility and access to shipping and receiving will find this building and the lease arrangement very useful. The quality of the recently constructed offices will provide a very strong corporate image and an efficient environment for a staff. There are 9 loading docks scattered throughout the complex of buildings, making any portion of the space available for delivery, assembly or disbursement of products.

ACQUISITION

For those companies looking for long-term capital investments, a portion of the complex may be acquired as a separate building. A lease with the purchase arrangement may be developed to suit the needs of the occupant.