

INTRODUCING

Prime Commercial Land



At Exit #12 of Interstate Route 81

Preble, New York

INTRODUCING
Prime Commercial Real Estate In Preble, NY

- Location:** Preble, NY is located 10 miles north of Cortland and 21 miles south of Syracuse. The property is located at the crossroads of Interstate Route 81 and NYS Route 281. It is visible from the high traffic Interstate.
- Accessibility:** NY State Route 281. Due to the length of road frontage, multiple curb cuts could be developed for easy access.
- Acreage:** 16.1 acres total. Approximately 12 acres is presently used for crop production that is open and dry. The balance is woodlot with a small portion low and wet.
- Tax Parcel:** 17.00-01-19.120
- Road Frontage:** 863.13 feet on NYS Route 281, 467 feet along Currie Road
- Topography:** Flat, drains well. Existing creek is located to the rear of the property. The soil is primarily gravel and drains well
- Zoning:** Commercial
- Gas:** Industries along the 281 corridor within 5 miles of this property are using propane gas for heat.
- Electricity:** National Grid.
- Sewer & Water:** Septic and well. All occupants within a short distance have easy access to well water and disposal of sewage by use of Septic systems.
- Environmental:** Since this property has always been a farm, there should be no issues relative to environmental contamination.

Availability: This property is available for sale, long-term lease is possible. Owners will consider subdividing the property provided the subdivision will not hinder the sale of the balance of the property.

Traffic Count: According to NY DOT, the traffic count on Interstate Route #81 just north of the Exit 12 interchange is 25,435 AADT.

Employment

Base: The land located on the west side of NYS Route 281 north to Song Lake Crossing Road is becoming an industrial area with the following companies:

- Paul Bunyan Products 45 full time jobs
- Barden Homes 135 full time jobs
- Marvin Windows soon to be establishing 40+ Jobs
- Bestdeck Co. occupying the former E-1 facility and should hire up to 60 new workers.

To Inspect: Call David Yaman
607-756-5872

