

**Former E-1 Welcome Center
Preble, New York**

LAND SPECIFICATIONS

Address: 7197 NYS Route 281, Preble, New York, 13141
Location: Less than ½ mile off Exit 13 of Interstate Route 81 in the Town of Preble with good visibility to Rt. 81.
Tax Parcel: 17.00-01-41
Access: Long private driveway to visitor and employee parking
Parking: 13 spaces dedicated at the entrance, more available as needed

Building Specifications

Building Dimensions: 120 ft. X 80 ft.
Total Sq. Ft.: 9,600 s/f
Construction Date: 1987
Construction: Steel frame with metal exterior façade on slab
Roof System: Shed style roof, 13/16 overall slope
Eve ht – 14 ft. and 17 ft. 6 inches
Sewage: Ceptic
Water: Well
Electrical: 480 Volt, 208/120 Line Voltage, 30 KVA supplied by Niagara Mohawk
Sprinkler System: Throughout, dry system
Floors: Vinyl and commercial grade carpeting
Ceiling Height: 11 ft and 14 ft. 6 inches under beam
Lighting: Recessed fluorescent strips - acoustical ceilings
Bathrooms: 1 men, 1 women located in center of building
Heating: Four ceiling mounted propane fired HVAC units
Shipping/receiving area has one ceiling hung heater
Loading Docks: One dock area with tailgate height loading and ground level loading to a 12 ft. X 12 ft. O.H. door
Roof: Metal roof

Interior build-out allows for easy retrofit to a wide range of activities



USES

This building can be renovated for offices or as a wholesale/retailing facility with shipping & receiving. The roof system is supported by exterior columns and two interior posts located at the center of the structure allowing for easy retrofit to light manufacturing.

MISCELLANEOUS INFORMATION

IDA Benefits: Located in an Empire Zone and eligible for all economic development benefits - call Karen Niday, Cortland County Industrial Development Agency (607-756-5005)

Zoning: Industrial

Availability: For Lease, may be purchased

To Inspect: Call David Yaman
607-756-5872



INTRODUCING



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