

INTRODUCING

Prime Industrial Land



Preble, NY

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- Accessibility:** Located 15 miles from the City of Syracuse, 25 miles from the NY State Thruway and 15 miles from the City of Cortland. Great accessibility and visibility to Interstate Route 81 with up to 1,119 ft. on I-81, and less than one mile from Exit 13 of I-81. This property is accessible from NYS Route 281
- Acreage:** All or part of approximately 52 acres is available. More acreage can be assembled from various contiguous properties.
- Tax Parcels:** 17.00-04-14.111, Town of Preble, Cortland County
- Road Frontage:** 1,178 ft. on NYS Route 281 and 869 ft. along Thomas Albert Drive (Town of Preble dedicated access road).
- Topography:** Relatively flat area, drains well.
- Zoning:** Town of Preble has approved a comprehensive zoning plan that identifies this property to be rezoned "Light Industrial". It is anticipated that the final zoning map will be approved by mid-2006.
- Gas:** All industries in this area use bulk propane
- Electricity:** National Grid Corporation
- Sewer & Water:** Septic – subsurface is ideally suited for disposition of solid waste
Well – this property is located over the large Cortland aquifer
- Environmental:** This property has been used solely for agriculture
- Availability:** All or a portion of the properties are available for sale. Long-term land leases or build-to-suit arrangement can be developed for the right party.
- Traffic Count:** NYS DOT has established the traffic count on I-81 at this site at 25,435 AADT (Annual Average Daily Traffic) count. This site is visible from both north and southbound traffic.
- Demographics:** See the 10, 15 and 20-mile demographic study enclosed.
- Rail Availability:** A new inter-modal rail spur will be installed just south of the new Bestdeck facility, located less than 2,000 feet from the property. This spur will be

available for public use.

To Inspect:

Call David Yaman
607-756-5872

