



• LOCAL KNOWLEDGE • NATIONAL REACH

Commercial / Industrial Sales & Development

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INTRODUCING



Class A Office Space

Preble, New York

Office Space Preble, New York

Narrative

Bestdeck Corporation has recently acquired the former E-1 fire apparatus building for conversion to manufacturing plastic decking. A portion of the 70,000 s/f facility contains 5,000 s/f of upscale office space not being used by Bestdeck. The space is available on a long-term lease basis. The owner is willing to lease on an "as is" basis, or will improve the space to the specifications of the tenant.

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: Public road will access Bestdeck and Marvin Windows facility from NYS Route 281, as well as subject space.
Parking: Visitor and employee parking to be constructed to accommodate the Tenant's needs.

Office Specifications

Building Dimensions: 100 ft. by 50 ft.
Total Sq. Ft.: 5,000 s/f
Construction Date: 1987
Construction: Steel frame with metal exterior façade on slab
Sewage: Ceptic
Water: Well
Electrical: 480 Volt, 208/120 Line Voltage, 30 KVA supplied by Niagara Mohawk
Sprinkler System: Throughout, dry system
Ceiling Height: 8 ft. 6 inches to acoustical ceiling
Lighting: Recessed fluorescent lighting - acoustical ceilings
Bathrooms: 1 men, 1 women
HVAC: Propane fired HVAC units
Roof: Metal roof

MISCELLANEOUS INFORMATION

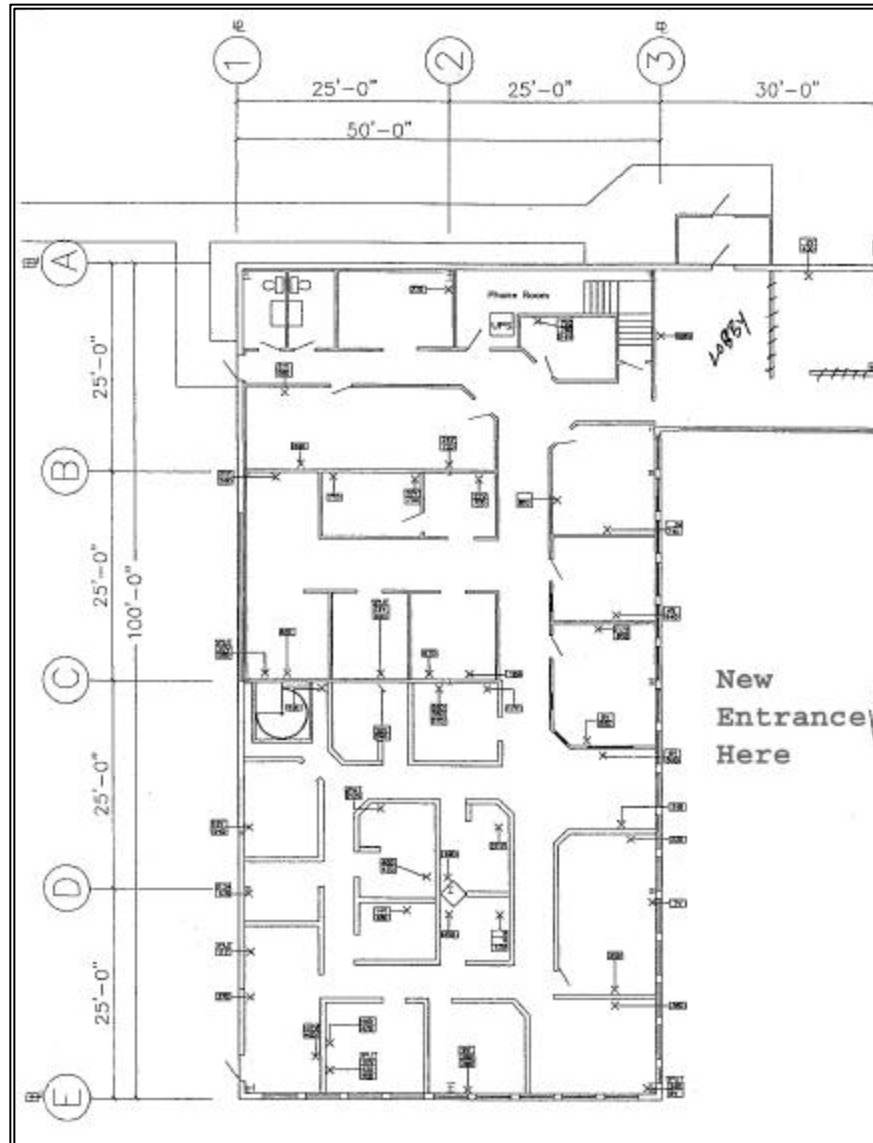
DA Benefits: Located in an Empire Zone and eligible for all economic development benefits - call Karen Niday, Cortland County Industrial Development Agency (607-756-5005)
Zoning: Industrial
To Inspect: Call David Yaman 607-756-5872



New entrance and parking facility will be constructed to accommodate tenants needs. When completed, this facility will house an upscale, Class A office facility.



Existing Office Interior Layout



The existing interior walls can be removed for Tenant build-out. A new entrance is planned for an upscale corporate look. A new parking lot is planned to accommodate tenants needs.

