

# FOR GROUND LEASE OR BUILD-TO-SUIT

## 21 Dutch Mill Road - Land Parcel

Ithaca, NY

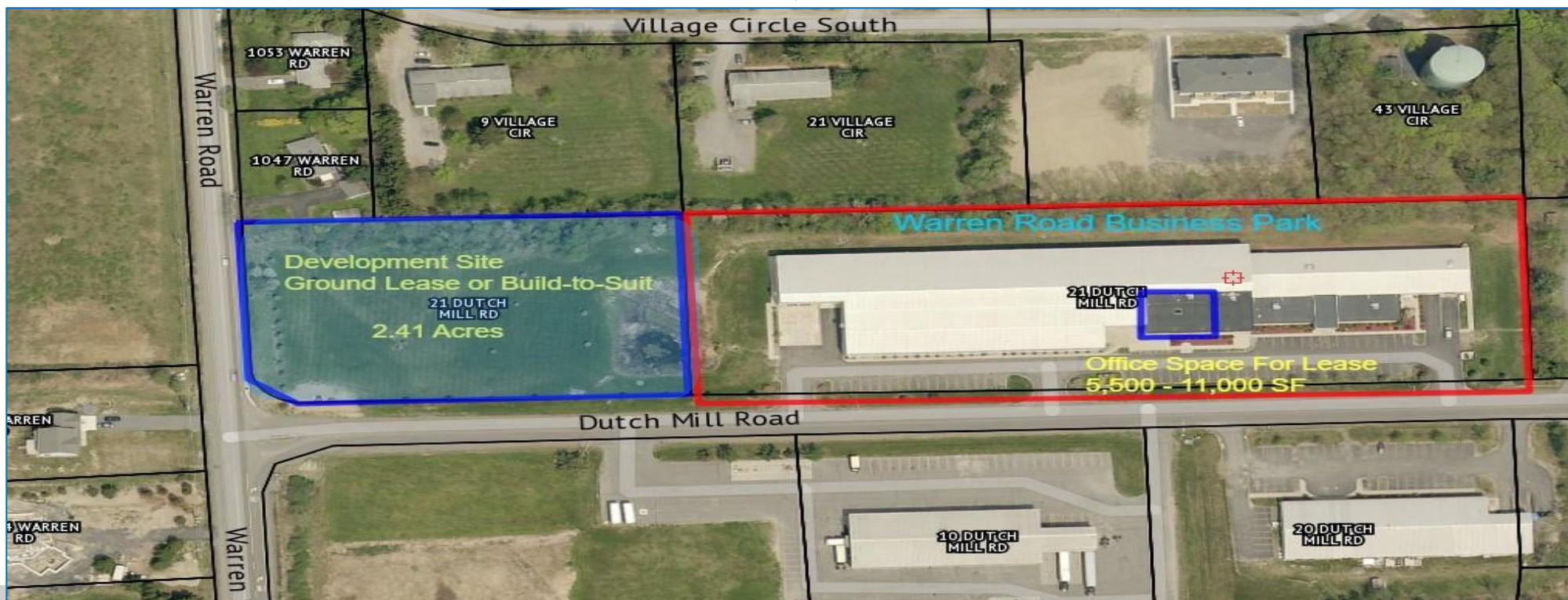
### Development Land - Ground Lease or Build-to-Suit - Warren Road Business Park

#### Property Highlights

- Development Land - 2.41 acres.
- Located at intersection of Warren and Dutch Mill Roads.
- Owner will build-to-suit or enter into a ground lease.
- Well suited for medical/professional office or distribution/warehouse facility.

#### Location Highlights

- Located just outside Ithaca near Regional Airport and Cornell University Business & Technology Park.
- Short drive to Cornell University Campus, Northeast Business District and Downtown Ithaca.



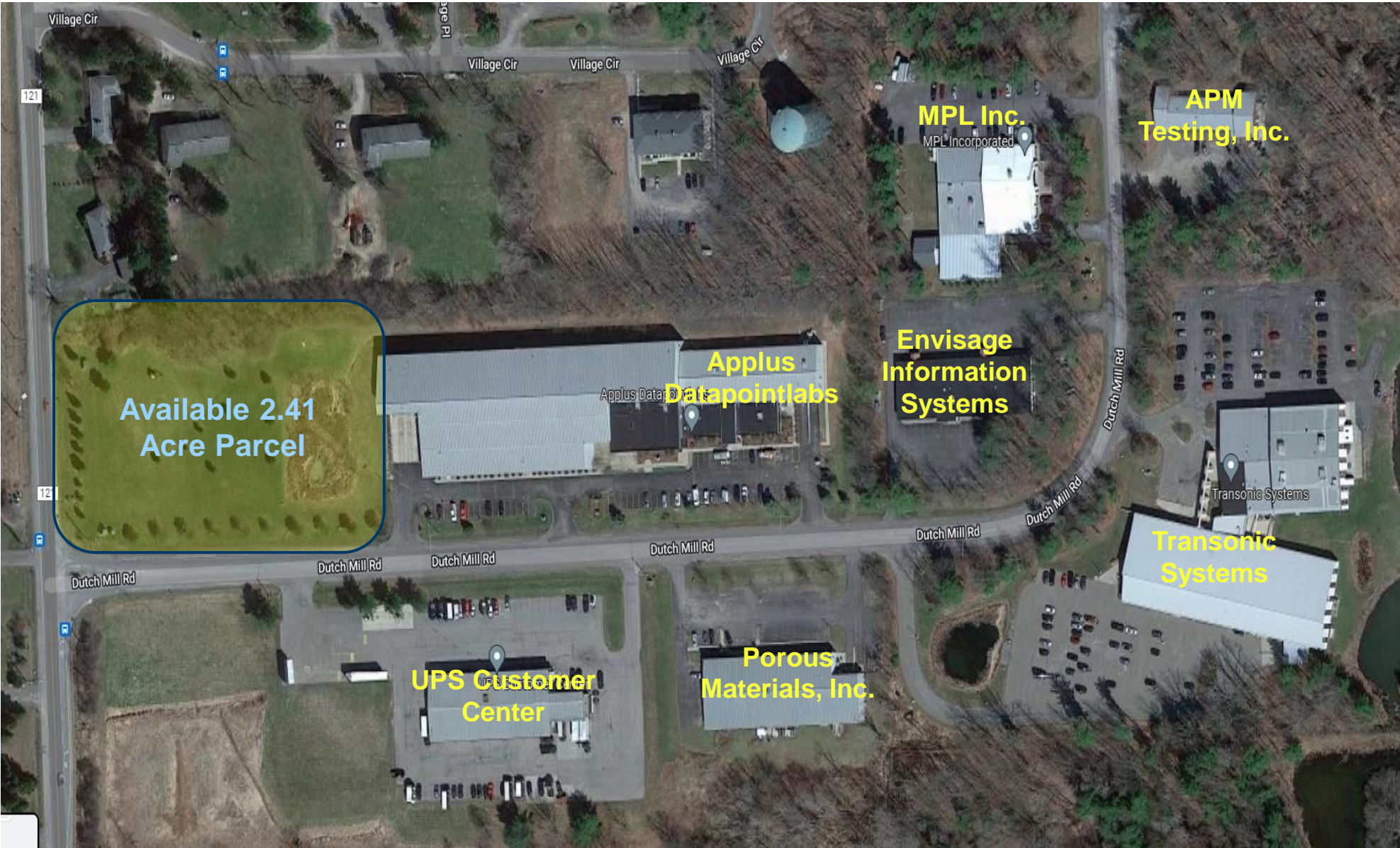
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