CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

770 & 780 Warren Road
Ithaca, NY

EXCLUSIVE SALE OFFERING

MANUFACTURING PLANT; TECHNICAL CENTER & GROUP OFFICES AND DEVELOPMENT LAND

ITHACA, NEW YORK | FINGER LAKES REGION



MANUFACTURING PLANT - 780 Warren Road



TECHNICAL CENTER & GROUP OFFICES - 770 Warren Road

EXCLUSIVE CONTACT

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CLICK FOR VIDEO TOUR & PHOTOS

OFFERING HIGHLIGHTS

- 275,100 SF Industrial Complex | Manufacturing Plant; Technical Center & Group Offices. Acquire the entire 47.5-acre campus or purchase individual facilities.
- Rare opportunity to secure a manufacturing operation, technical center, or integrated corporate-industrial headquarters.
- Located in Ithaca's Northeast Business District within short distance of Cornell University Business & Techology Park; Regional International Airport; and Cornell University Campus.
- Within 1-hour drive of Syracuse and Micron's transformative project currently underway to invest $100 billion to develop what is expected to be one of the nation's largest semiconductor manufacturing campuses
- Also available 26-acres of vacant development land for future expansion.

CONTACT LISTING AGENT FOR FULL DETAILS

EXCLUSIVE CONTACT

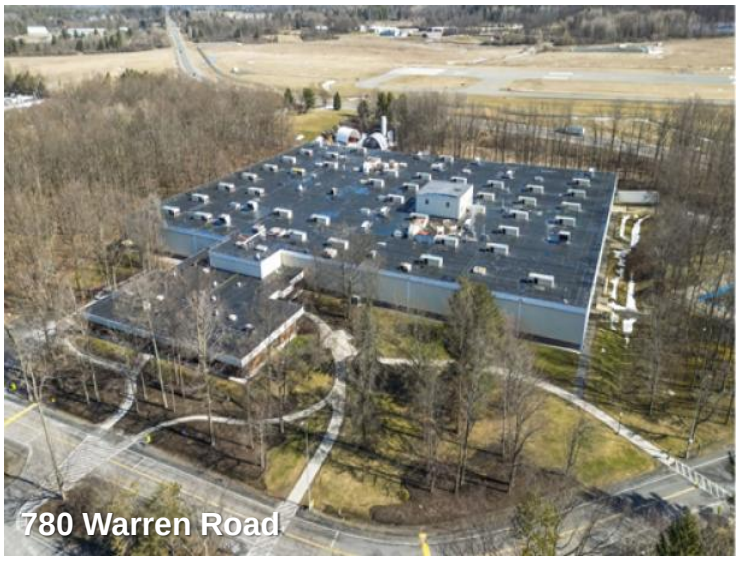
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780 Warren Road


770 Warren Road

OFFERING INCLUDES:

MANUFACTURING PLANT

- Total Building SF - 224,000
- Year Built - 1976
- Office Size - 24,000 SF
- Acreage - 26.49 Acres
- Ground Level Doors / Docks [6]
    - * 1 - 8' x 10' roll up door
    - * 1 - 14' 18' roll up door
    - * 4 - 8' x 10' roll up door w/ dock leveler
- Car Parking - 450 including ADA & Motorcycle
- Clear Height - 19' - 20' in Plant
- Electrical - 4 - 34.4kV stepdown to 4 - 2.5MVA
- Transformers feeding 4 - 480V-3000A Busses
- Sprinklered - 97%
- Municipal - Water, Sewer. Gas

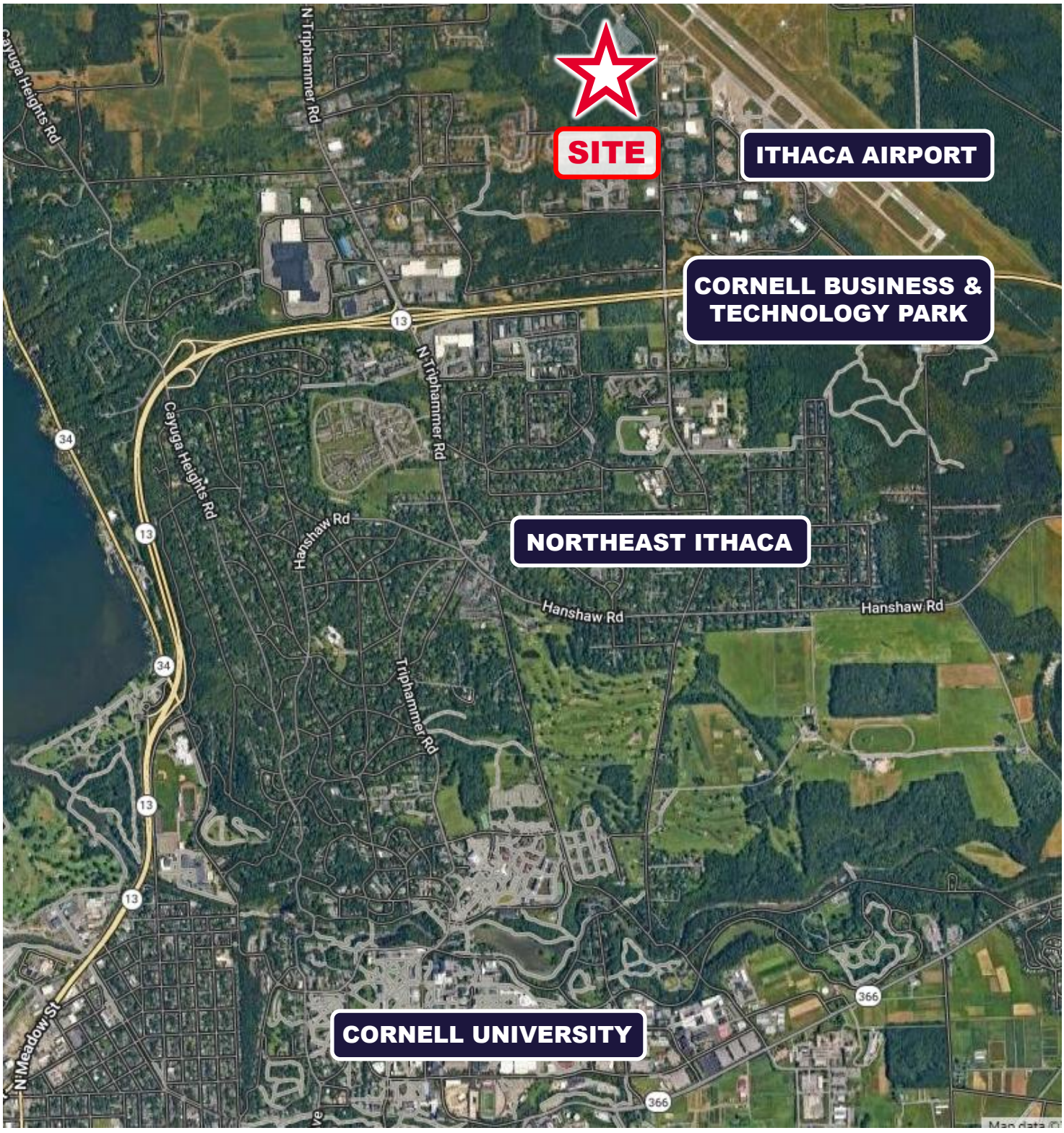
TECHNICAL CENTER & GROUP OFFICES

- Total Building SF - 51,100
- Year Built - 1984
- Office Size – 23,000 SF
- Acreage - 21.01 Acres
- Ground Level Doors / Docks [3]
    - * 1 - 11' x 12' roll up door
    - * 2 - 9' x 12' roll up door
- Car Parking - 110 [100 lot + 10 covered] including ADA & Motorcycle
- Clear Height - 16'-18' in Research & Development Area
- Electrical - 1 - 34.4kV feeds stepdown to 1 - 2 MVA Transformers feeding 1 - 480V-3000A Bus
- Sprinklered - 100%
- Municipal Services - Water, Sewer, Gas

PLUS 26-ACRES OF DEVELOPMENT LAND

ACQUIRE THE ENTIRE CAMPUS OR PURCHASE INDIVIDUAL FACILITIES.

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770 & 780 Warren Road

REGIONAL MAP



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780 Warren Road
MANUFACTURING PLANT













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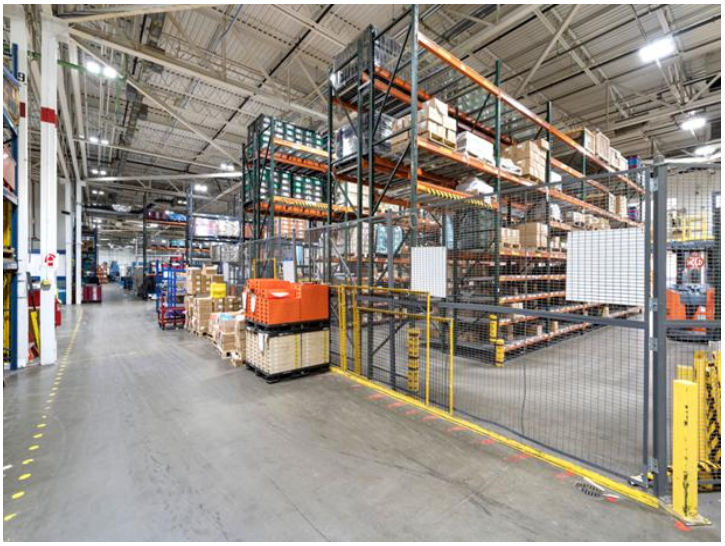
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780 Warren Road
MANUFACTURING PLANT









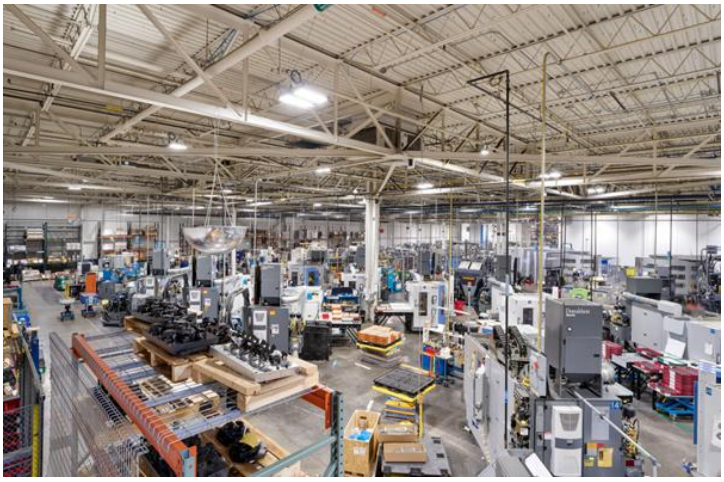


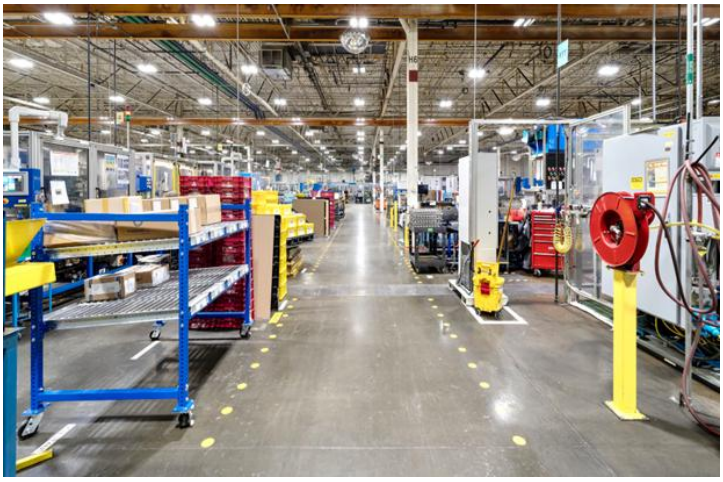


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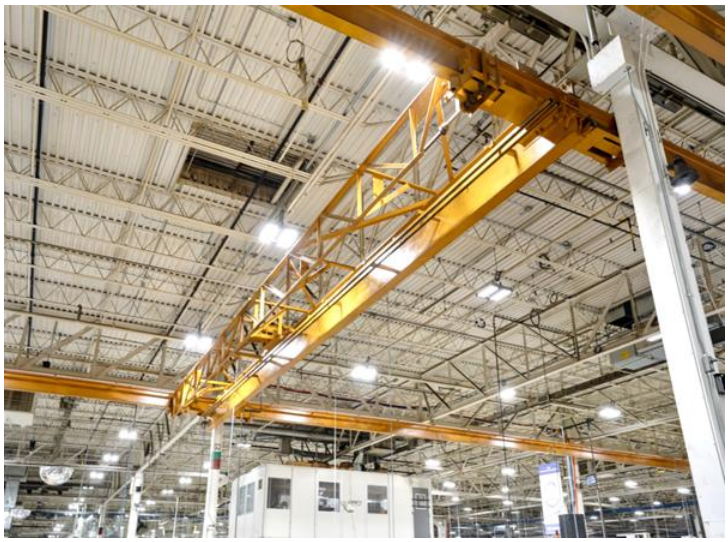
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MANUFACTURING PLANT

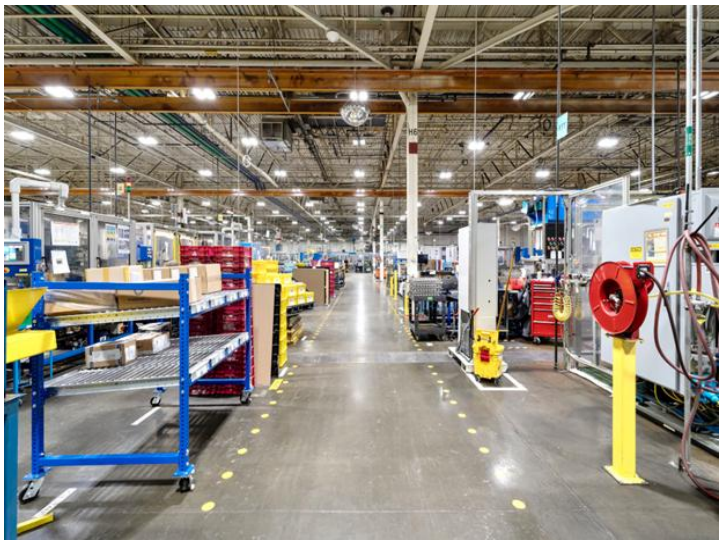












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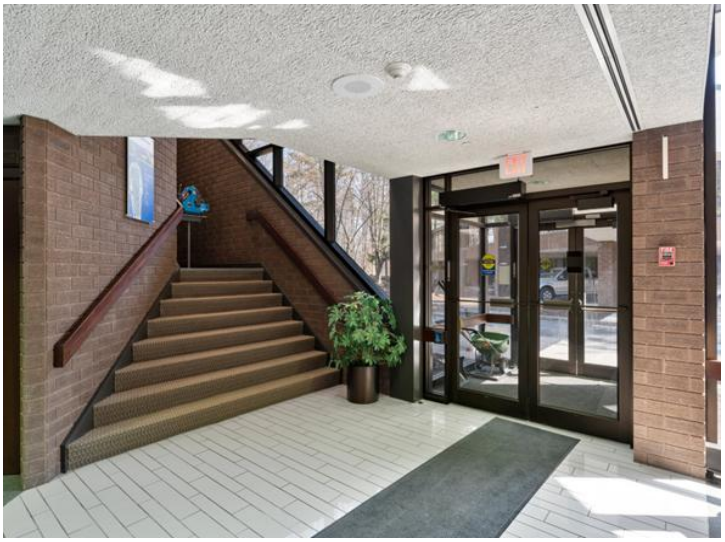
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TECH CENTER & OFFICES













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TECH CENTER & OFFICES













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