

FOR SALE

IMMACULATE MANUFACTURING/ OFFICE FACILITY

5 BARR ROAD
ITHACA, NY 14850



PROPERTY SUMMARY

- + 49,673 total SF
- + 3 stories, masonry and steel construction on slab with split-faced block
- + 26,400 SF manufacturing floor with 14' ceilings, air conditioned
- + 3 dock-height doors
- + Two office floors, each 9,500 SF
- + 2,974 SF third floor housing mechanicals and storage
- + 277V/480A, 3 Phase power
- + 4.91 acres
- + Lot size facilitates expansion of building
- + Built 1990
- + 140 parking spaces
- + Sprinklered
- + Elevator
- + Zoned for manufacturing
- + Supplemental solar powered hot water system



FEATURES

- + Immaculately maintained, flawless facility
- + Quality construction, design, and layout for an owner occupier
- + Located near the dynamic City of Ithaca and Cornell University
- + 2.5 miles to Ithaca Tompkins Regional Airport



CONTACT EXCLUSIVE AGENTS

BILL ANNINOS

Senior Broker
+1 315 422 4200
bill.anninos@cbre-syr.com

MICHAEL FINN, CCIM

Managing Partner
+1 315 422 4200
michael.finn@cbre-syr.com

CBRE | SYRACUSE

Nettleton Commons
313 E. Willow St., Ste. 202
Syracuse, NY 13203
www.cbre.com/syracuse

© 2017 CB Richard Ellis/Syracuse, N.Y., LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

www.cbre.com/syracuse

CBRE | Syracuse

Part of the CBRE affiliate network