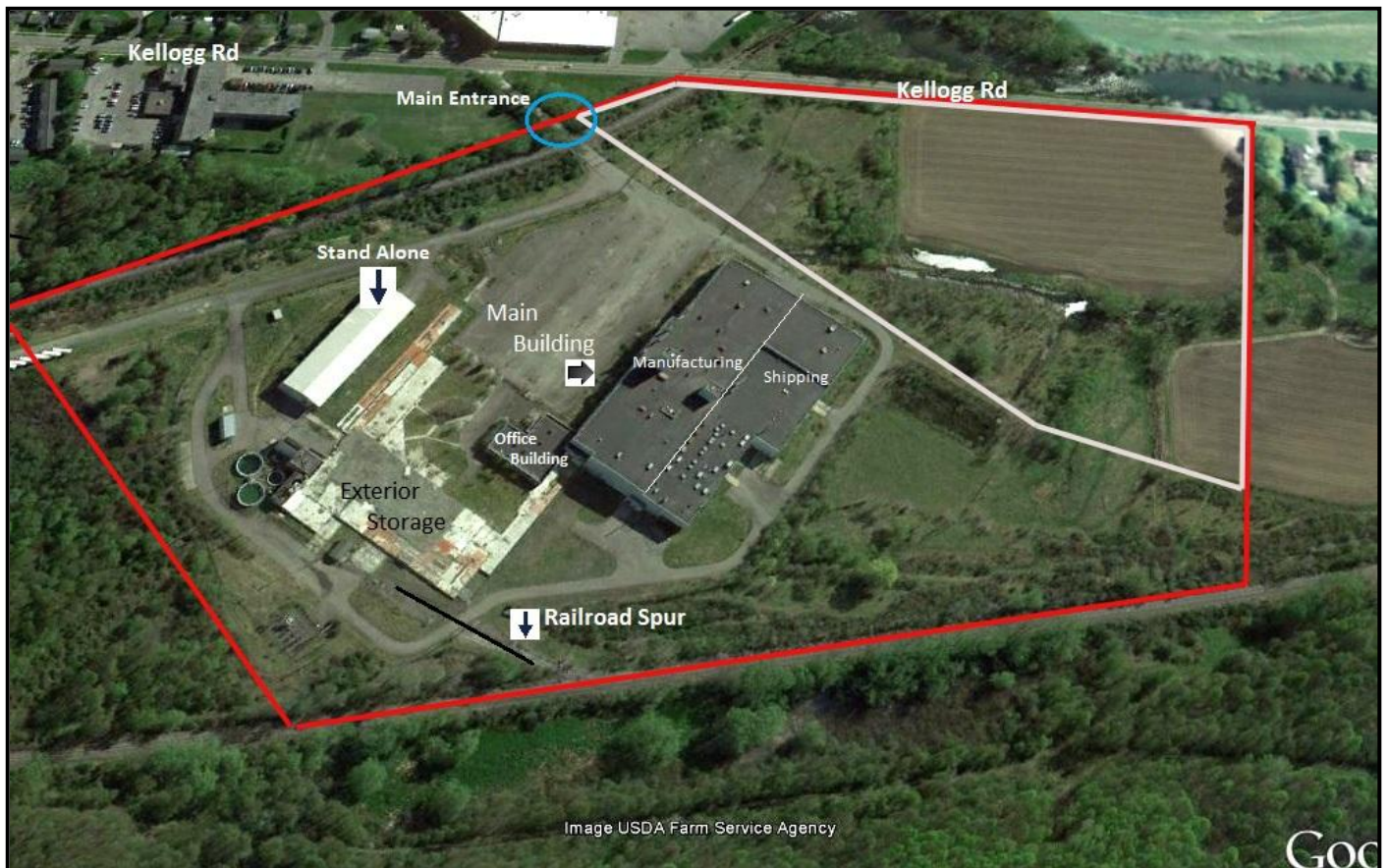


CORTLAND INDUSTRIAL CENTER

**30 Kellogg Road
Cortland New York**

**D. Yaman Properties (607) 756-5872
Charles Bank Realty Trust (617) 795-0072**



Offering a Wide Variety of Industrial Opportunities

Overview

The Cortland Industrial Center (formerly known as the Buckbee Mears Manufacturing Facility) is a complex of buildings and supportive amenities that will provide unique opportunities for a variety of industrial users. This property is available for lease of all or a portion of the facility, or a sale of the Main Manufacturing facility and/or adjacent acreage.

- Location/Access:** 30 Kellogg Road, Cortland, NY is just off NYS Routes 11 and 41, approximately 3 miles from Exit 11 of Interstate Route 81.
- Municipality:** City of Cortland and Town of Cortlandville, Cortland County
- Construction Date:** 2004
- Acreage:** 75 acres
- Rail:** New York Susquehanna & Western Rail. A four track spur runs 450 from the main. This spur can support the main manufacturing/warehouse building or outside storage facility.
- Outside Storage:** Approximately 135,000 s/f of concrete slab situated adjacent to the rail spur. This slab can be used as a hard surface for storage of material.
- Power:** Nat'l Grid. There is an exterior transformer on site with access to 115 kV lines.
- Gas:** NYS E&G. Servicing the main building is a 10" steel line with 124 PSID
- Sewer & Water:** Municipal
- Environmental:** An Environmental Phase I Site Assessment will be available to interested parties. This is not a brownfield site.
- Availability:** The 30,000 s/f stand-alone warehouse facility is available on a 5 year Lease arrangement.
The balance of the complex is available on a lease arrangement with retrofit capability to meet the needs of the tenants. The main building can be subdivided or the entire complex can be made available to one Tenant. In addition, the entire building can be purchased.
- Demolition:** The interior of the main plant and office building are being demolished in preparation for occupants. A large portion of the interior walls will be removed, floors will be refurbished, and utility infrastructure will be reinstalled.

Main Building Overview

This is a unique 205,000 s/f building designed to support manufacturing, office, shipping/receiving and warehousing. The manufacturing space is the largest component with high ceilings and a mezzanine that runs the length of the building (569 ft.). The mezzanine can be fitted for use as a crane way or used as its original purpose: to service the manufacturing activities below with needed infrastructure such as electricity, compressed air, water, etc. The shipping/receiving area has large open bays, high ceilings, good access, exterior staging areas, and rail siding. The office component is attached to the building; it has a modern architectural exterior design, plenty of windows and is well landscaped. The office will create a quality corporate image.

Manufacturing Portion

Dimensions: 560 ft. by 190 ft.

S/F: 106,400 s/f

Ceiling Height: 30 ft. to 43 ft.

Construction: Steel on slab with pitched roof, tilt-up concrete slab and metal exterior

Columns: 25' & 28' by 39' & 43'.

Mezzanine:

Dimensions: 35 ft. X 560 ft., with two 30 ft. expansion areas on both sides of the center of the mezzanine

S/F: 25,825 s/f

Construction: Steel on slab, with concrete floors

Height: Mezzanine is 18 ft. above first floor slab with approximately 18 ft. above the mezzanine slab

Loading: There are two existing docks servicing this section. However, the slab elevation will allow docks to be located at any location and at any place on all four sides.



Shipping/receiving, Warehousing Portion

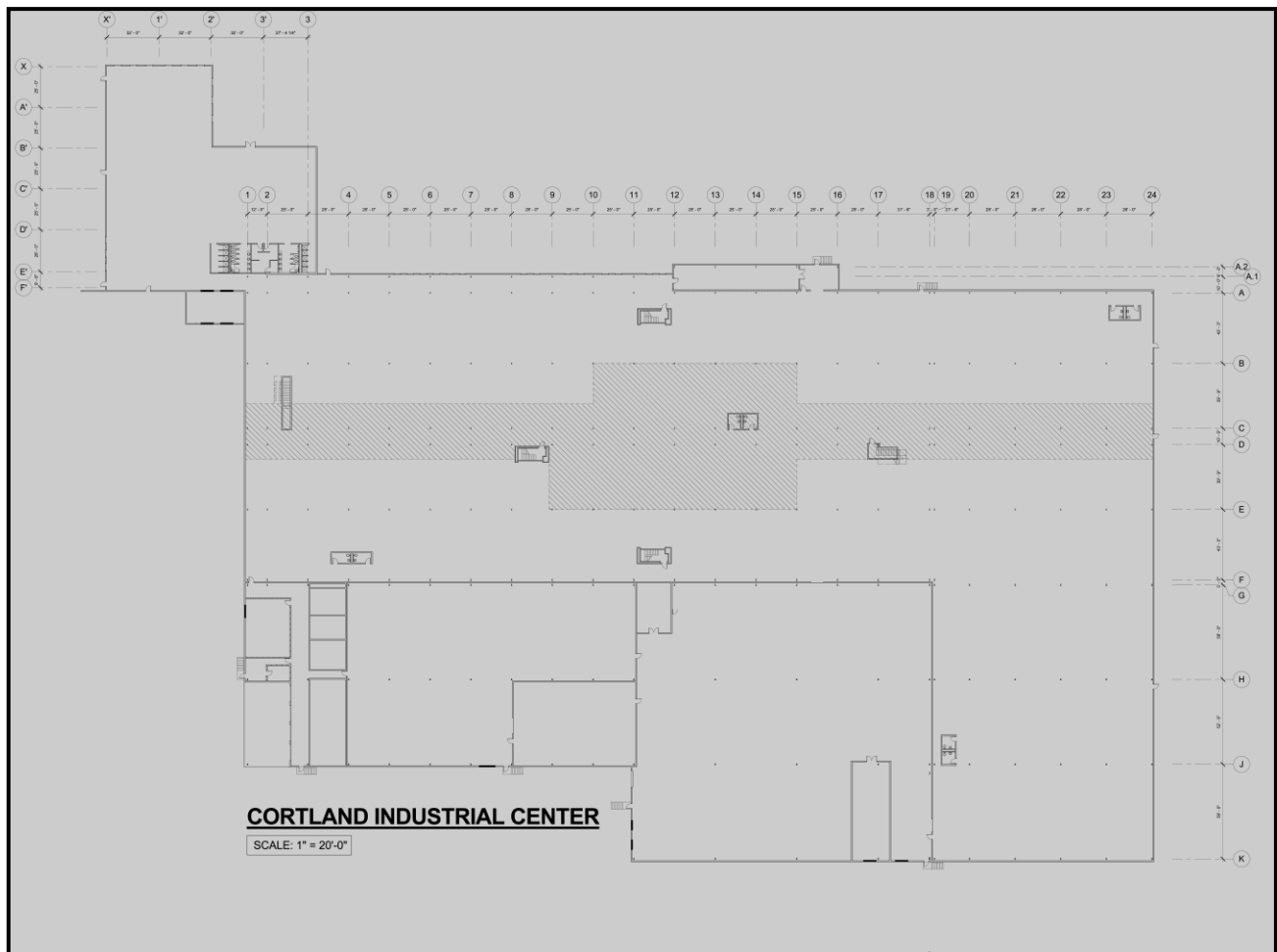
Dimensions: 115 ft. by 556 ft., 60 ft. X 317 ft. bump out

S/F: 83,960 s/f

Columns: 58' & 52' by 25' & 28'

Ceiling Height: 38 ft. to 43 ft. under roof deck

Loading: There are presently 5 loading docks located to the rear and side of this portion of the building. Due to the elevation of the slab to the ground, any number of docks can be building for access. The exterior of the main building will have a complete facelift. The concrete walls will be painted, landscaping refurbished, and the parking lot will be capped with greenway components installed.

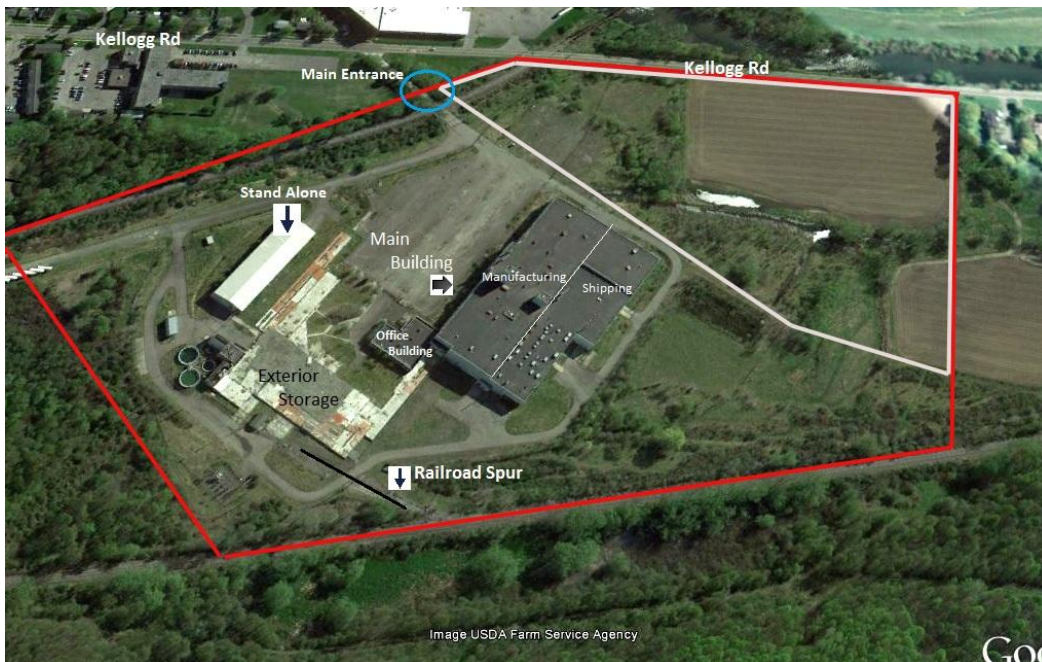


As depicted here, most of the interior walls will be demolished. This building can be subdivided to accommodate a variety of uses and size requirements. Note that the remaining interior walls can be removed.

Attached Office Building

S/F:	14,500 s/f
Ceiling Height:	9' 6"
Construction:	Steel frame with split block exterior
Bathrooms:	Women – 5 stalls, 5 showers; Men – 3 stalls, 2 urinals, 5 showers
Access:	Formal entrance from large parking lot
Exterior:	Split block
Parking:	Ample
Build-out:	Landlord will provide office designers and architects to develop a floor plan to suit the office needs of the Tenant

Vacant Land



There is approximately 20 acres of vacant land available for sale (area outlined in white). There is approximately 1,150 ft. of road frontage on Kellogg Road.

Warehouse Facility

- Size:** 30,000
- Bldg Dimensions:** 100 ft. by 300 feet
- Construction:** Steel on slab with metal-pitched roof, one interior set of center columns
- Floors:** Concrete slab – 6” over 12” run a crush compacted
- Roof Assembly:** Standing seam metal roof over 6” white polyester faced batt insulation
- Ceiling Height:** 25 ft center eave height and 23 ft to truss; 20 ft at sides of building, 17 ft to the truss
- Lighting:** Ceiling hung halogen lights
- Sprinklers:** Throughout –dry system
- Bathrooms:** Men and women
- Heating:** Gas fired forced hot air heat
- Electrical:** To owners specs
- Loading:** West end – 1 drive-in with 12 ft by 12 ft OH door, 1 dock with leveler and 8 ft X 12 ft door
East end – 2 docks with levelers with 8 ft X 12 ft doors
- Rail Siding:** There is an existing rail siding with four spurs a short distance from the building that can be extended to the building.
- Exterior Storage:** The rail siding is located adjacent to a 200,000 s/f slab, ideal for exterior storage of product delivered by truck or rail.



Warehouse Interior



The Cortland Industrial Center is located in close proximity to the Interstate I-81 traffic of I-81. The City of Cortland is situated in the center of New York State, equidistant from the Canadian border and Pennsylvania.

