

**FOR SALE  
OR LEASE**

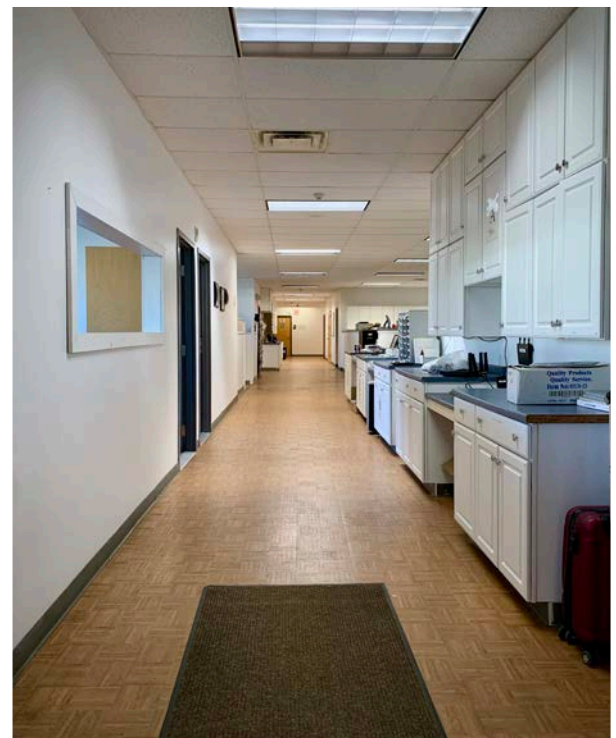
# Well-Maintained Flexible Space

20 Dutch Mill Rd, Ithaca, NY 14850



## PROPERTY **HIGHLIGHTS**

- Well-maintained
- Fantastic location in Warren Road Business Park.
- Gleaming wood floors
- Large private offices with oversized windows, amphitheater-style conference training room with Smartboard, lobby and waiting area.
- Office, lab and warehouse spaces.
- High efficiency building with plenty of parking
- High traffic count on Warren Road, and easily accessible to Downtown Ithaca.
- Easy to show, call today.



**HANNA**  
COMMERCIAL REAL ESTATE

2333 North Triphammer Rd, Ithaca, NY 14850

The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.



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Licensed Real Estate Salesperson

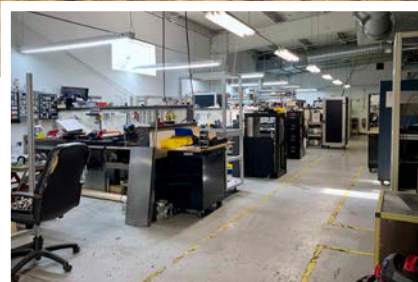
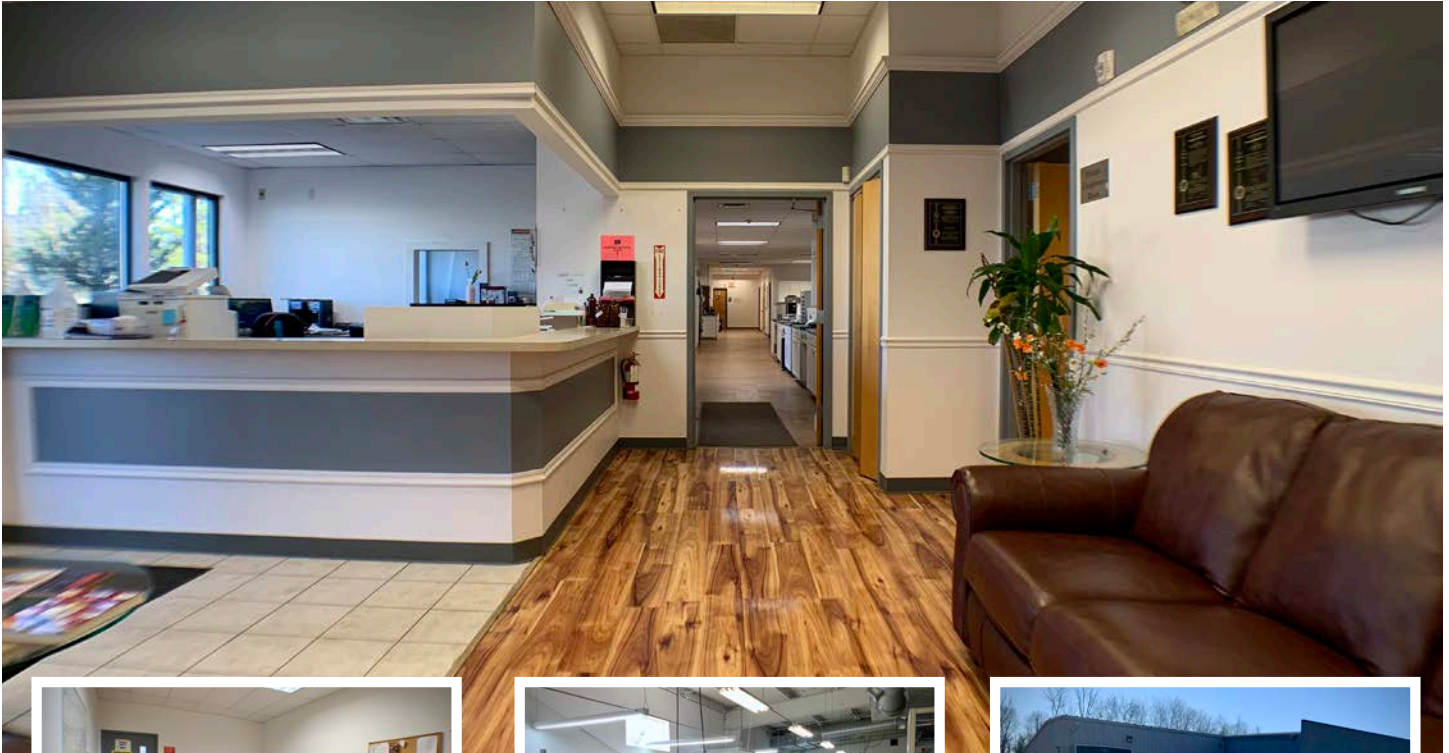
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## DEMOGRAPHIC SNAPSHOT

	1 Miles	3 Miles	5 Miles
Population	915	13,098	46,546
Households	431	5,832	17,343
Median HH Income	\$70,468	\$71,101	\$53,694
Average HH Income	\$103,123	\$110,130	\$83,412
Daytime Population	1,741	16,347	56,148



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