



20 BOMAX DRIVE ITHACA, NY

20 BOMAX DRIVE, ITHACA, NY 14850



SCOTT WARREN

607.621.0439
scottwarrencre@gmail.com

JOHN BURRUSS

NYS Licensed Real Estate Salesperson
239.887.5953
jburruss@warrenhomes.com

Warren Real Estate // 830 Hanshaw Road, Ithaca, NY 14850 // 607.257.0666 // warrenhomes.com

20 BOMAX DRIVE ITHACA, NY // 20 BOMAX DRIVE, ITHACA, NY 14850

TABLE OF CONTENTS

CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	8
FINANCIAL ANALYSIS	12
ADVISOR BIOS	16

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Warren Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Warren Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Warren Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Warren Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Warren Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Warren Real Estate in compliance with all applicable fair housing and equal opportunity laws.



SCOTT WARREN

607.621.0439
scottwarrencre@gmail.com

JOHN BURRUSS

NYS Licensed Real Estate Salesperson
239.887.5953
jburruss@warrenhomes.com

Warren Real Estate // 830 Hanshaw Road, Ithaca, NY 14850 // 607.257.0666 // warrenhomes.com



1

PROPERTY INFORMATION



SCOTT WARREN

607.621.0439
scottwarrencre@gmail.com

JOHN BURRUSS

NYS Licensed Real Estate Salesperson
239.887.5953
jburruss@warrenhomes.com

Warren Real Estate // 830 Hanshaw Road, Ithaca, NY 14850 // 607.257.0666 // warrenhomes.com

20 BOMAX DRIVE ITHACA, NY // 20 BOMAX DRIVE, ITHACA, NY 14850

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$5,999,999
Cap Rate:	9.24%
NOI:	\$554,152
Lot Size:	7.54 Acres
Building Size:	73,825 SF
Zoning:	710 - Manufacturing and Processing
Market:	Ithaca Industrial
Submarket:	Ithaca Investment
Price / SF:	\$81.27

PROPERTY OVERVIEW

Offered for sale is 20 Bomax Drive Ithaca, NY. This is a 73,825 Square Foot Industrial facility features a 7,500 Square Foot high bay warehouse with 30 ft ceilings, 18,066 Square Ft of class A office space and 55,759 Square Feet of Light Manufacturing/Warehouse space. Cement slab floors. 4 Elevated loading docks, 2 for shipping and 2 for receiving. Fully sprinklered. This building is on 7.54 acres right across from the Regional airport and the Cornell Business and Technology Park. Just off Warren Rd. The Tenant, Transact, is a National Tenant with a NNN lease. Transact has locations in Illinois, Georgia, Texas, Nevada and Ithaca, NY.

PROPERTY HIGHLIGHTS

- State of the art facility.
- Tremendous location right across from the Regional Airport and the Cornell Business and Technology Park.
- 73,825 Square Feet.
- 18,000 Square Feet of Class A office space.
- 55,759 Square Feet Light Industrial and Warehouse space including 7,500 Square Feet of High bay warehouse space.
- 7.54 Acres.
- NNN Lease with a National Tenant (Transact Technologies Incorporated).



SCOTT WARREN

607.621.0439
scottwarrenre@gmail.com

JOHN BURRUSS

NYS Licensed Real Estate Salesperson
239.887.5953
jburruss@warrenhomes.com

Warren Real Estate



830 Hanshaw Road, Ithaca, NY 14850



607.257.0666



warrenhomes.com

20 BOMAX DRIVE ITHACA, NY // 20 BOMAX DRIVE, ITHACA, NY 14850

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Offered for sale is 20 Bomax Drive Ithaca, NY. This is a 73,825 Square Foot Industrial facility features a 7,500 Square Foot high bay warehouse with 30 ft ceilings, 18,066 Square Ft of class A office space and 55,759 Square Feet of Light Manufacturing/Warehouse space. Cement slab floors. 4 Elevated loading docks, 2 for shipping and 2 for receiving. Fully sprinklered. This building is on 7.54 acres right across from the Regional airport and the Cornell Business and Technology Park. Just off Warren Rd. The Tenant, Transact, is a National Tenant with a NNN lease. Transact has locations in Illinois, Georgia, Texas, Nevada and Ithaca, NY.

LOCATION DESCRIPTION

This is a great strategic location. At the intersection of Warren Rd and Bomax Drive. Directly across from the Ithaca Tomkins Regional airport and the Cornell business and technology park.



SCOTT WARREN

607.621.0439
scottwarrencre@gmail.com

JOHN BURRUSS

NYS Licensed Real Estate Salesperson
239.887.5953
jburruss@warrenhomes.com

Warren Real Estate



830 Hanshaw Road, Ithaca, NY 14850



607.257.0666



warrenhomes.com

20 BOMAX DRIVE ITHACA, NY // 20 BOMAX DRIVE, ITHACA, NY 14850

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Building Name	20 Bomax Drive Ithaca, NY
Street Address	20 Bomax Drive
City, State, Zip	Ithaca, NY 14850
County	Tompkins
Market	Ithaca Industrial
Sub-market	Ithaca Investment
Cross-Streets	Warren Rd.
Signal Intersection	No

BUILDING INFORMATION

NOI	\$554,152.50
Cap Rate	9.24
Occupancy %	100.0%
Tenancy	Single
Minimum Ceiling Height	12 ft
Office Space	18,066 SF
Number Of Floors	1
Average Floor Size	73,825 SF
Free Standing	No



PROPERTY HIGHLIGHTS

- State of the art facility.
- Tremendous location right across from the Regional Airport and the Cornell Business and Technology Park.
- 73,825 Square Feet.
- 18,000 Square Feet of Class A office space.
- 55,759 Square Feet Light Industrial and Warehouse space including 7,500 Square Feet of High bay warehouse space.
- 7.54 Acres.
- NNN Lease with a National Tenant (Transact Technologies Incorporated).
- Annual Net Operating Income of \$516,000.



SCOTT WARREN

607.621.0439
scottwarrenre@gmail.com

JOHN BURRUSS

NYS Licensed Real Estate Salesperson
239.887.5953
jburruss@warrenhomes.com

Warren Real Estate

// 830 Hanshaw Road, Ithaca, NY 14850

// 607.257.0666

// warrenhomes.com

20 BOMAX DRIVE ITHACA, NY // 20 BOMAX DRIVE, ITHACA, NY 14850

ADDITIONAL PHOTOS



SCOTT WARREN
607.621.0439
scottwarrencre@gmail.com

JOHN BURRUSS
NYS Licensed Real Estate Salesperson
239.887.5953
jburruss@warrenhomes.com

Warren Real Estate // 830 Hanshaw Road, Ithaca, NY 14850 // 607.257.0666 // warrenhomes.com



2

LOCATION INFORMATION



SCOTT WARREN

607.621.0439
scottwarrencre@gmail.com

JOHN BURRUSS

NYS Licensed Real Estate Salesperson
239.887.5953
jburruss@warrenhomes.com

Warren Real Estate // 830 Hanshaw Road, Ithaca, NY 14850 // 607.257.0666 // warrenhomes.com

20 BOMAX DRIVE ITHACA, NY // 20 BOMAX DRIVE, ITHACA, NY 14850

REGIONAL MAP



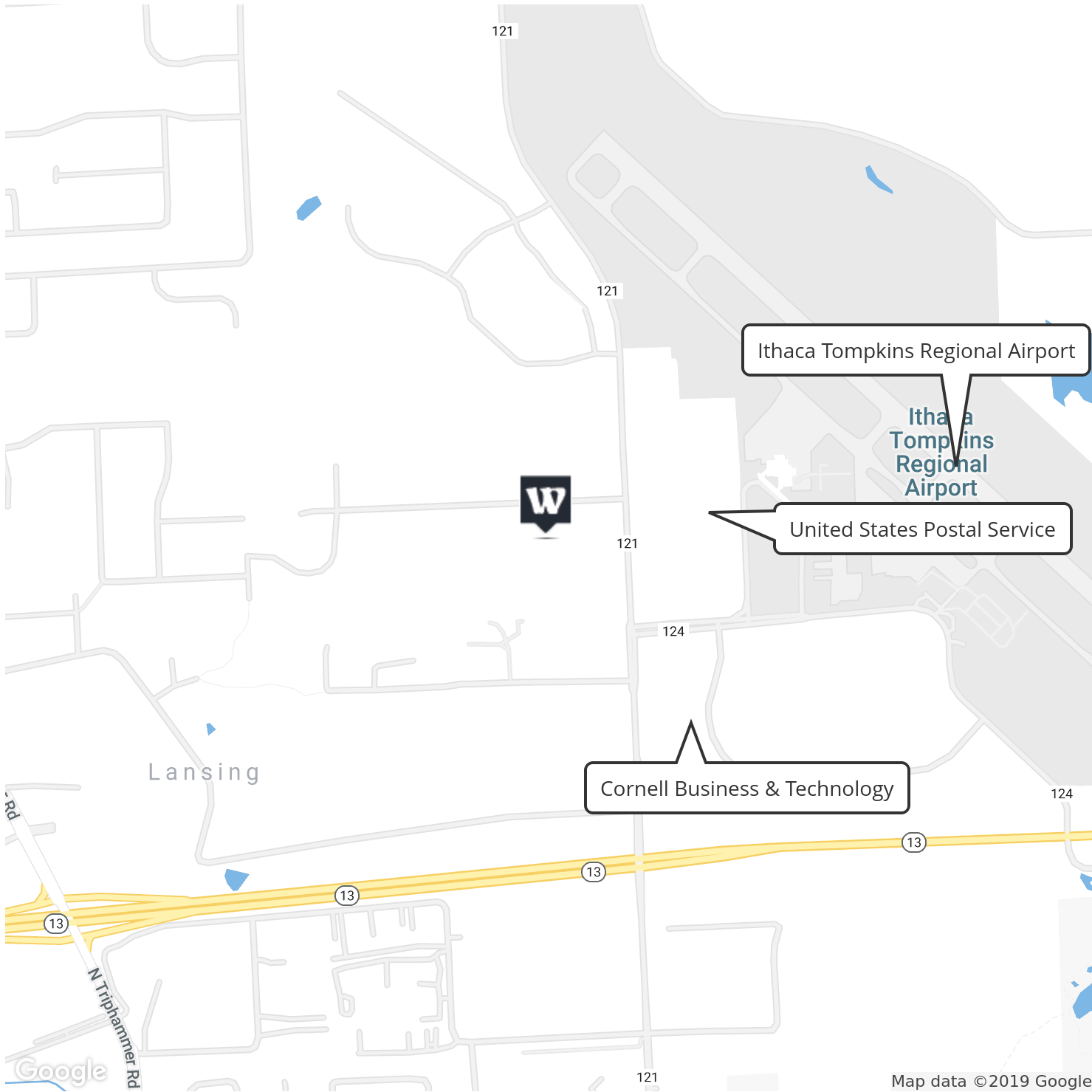
SCOTT WARREN
607.621.0439
scottwarrencre@gmail.com

JOHN BURRUSS
NYS Licensed Real Estate Salesperson
239.887.5953
jburruss@warrenhomes.com

Warren Real Estate // 830 Hanshaw Road, Ithaca, NY 14850 // 607.257.0666 // warrenhomes.com

20 BOMAX DRIVE ITHACA, NY // 20 BOMAX DRIVE, ITHACA, NY 14850

LOCATION MAPS



SCOTT WARREN 607.621.0439 scottwarrenre@gmail.com	JOHN BURRUSS NYS Licensed Real Estate Salesperson 239.887.5953 jburruss@warrenhomes.com
Warren Real Estate // 830 Hanshaw Road, Ithaca, NY 14850 // 607.257.0666 // warrenhomes.com	

20 BOMAX DRIVE ITHACA, NY // 20 BOMAX DRIVE, ITHACA, NY 14850

AERIAL MAPS



SCOTT WARREN
607.621.0439
scottwarrenre@gmail.com

JOHN BURRUSS
NYS Licensed Real Estate Salesperson
239.887.5953
jburruss@warrenhomes.com

Warren Real Estate // 830 Hanshaw Road, Ithaca, NY 14850 // 607.257.0666 // warrenhomes.com



3

FINANCIAL ANALYSIS



SCOTT WARREN

607.621.0439
scottwarrencre@gmail.com

JOHN BURRUSS

NYS Licensed Real Estate Salesperson
239.887.5953
jburruss@warrenhomes.com

Warren Real Estate // 830 Hanshaw Road, Ithaca, NY 14850 // 607.257.0666 // warrenhomes.com

20 BOMAX DRIVE ITHACA, NY // 20 BOMAX DRIVE, ITHACA, NY 14850

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

20 BOMAX DRIVE ITHACA, NY

Price	\$5,999,999
Price per SF	\$81.27
CAP Rate	9.2%
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

OPERATING DATA

20 BOMAX DRIVE ITHACA, NY

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	\$554,152
Pre-Tax Cash Flow	-

FINANCING DATA

20 BOMAX DRIVE ITHACA, NY

Down Payment	-
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-



SCOTT WARREN

607.621.0439
scottwarrencre@gmail.com

JOHN BURRUSS

NYS Licensed Real Estate Salesperson
239.887.5953
jburruss@warrenhomes.com

Warren Real Estate // 830 Hanshaw Road, Ithaca, NY 14850 // 607.257.0666 // warrenhomes.com

20 BOMAX DRIVE ITHACA, NY // 20 BOMAX DRIVE, ITHACA, NY 14850

INCOME & EXPENSES

INCOME SUMMARY

20 BOMAX DRIVE ITHACA, NY

Gross Income

-

EXPENSE SUMMARY

20 BOMAX DRIVE ITHACA, NY

Gross Expenses

-

Net Operating Income

\$554,152



SCOTT WARREN

607.621.0439
scottwarrencre@gmail.com

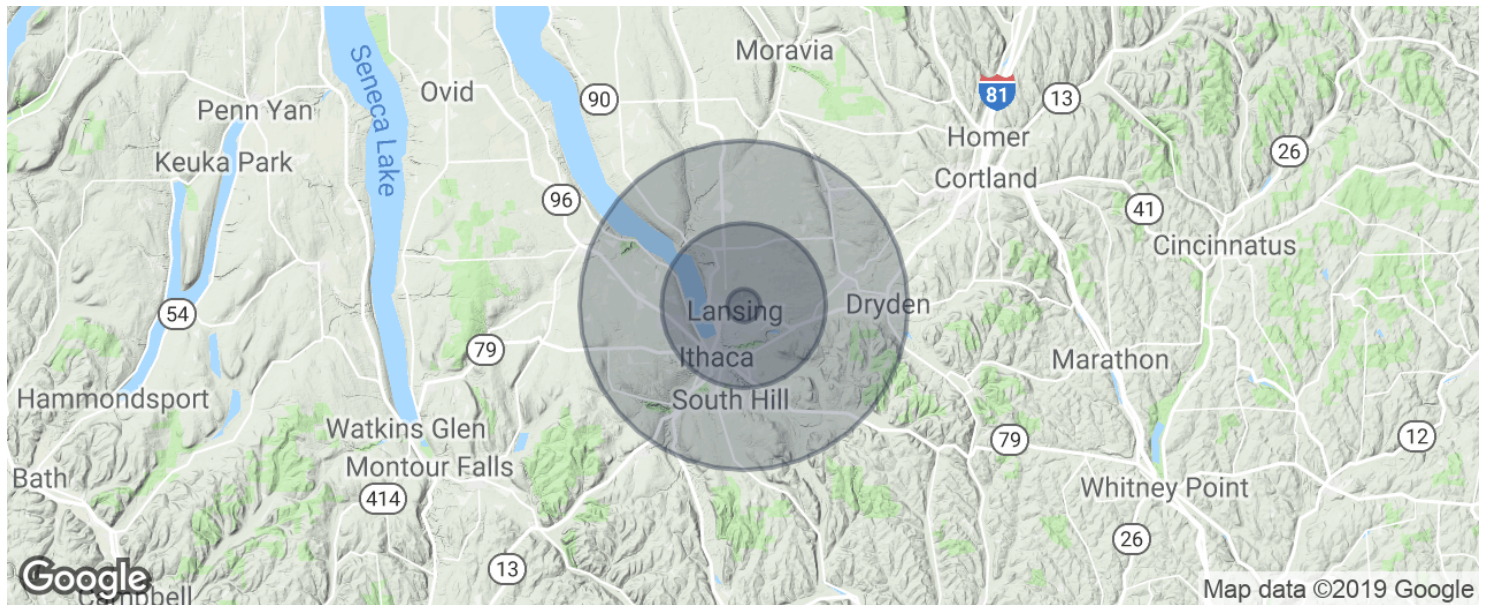
JOHN BURRUSS

NYS Licensed Real Estate Salesperson
239.887.5953
jburruss@warrenhomes.com

Warren Real Estate // 830 Hanshaw Road, Ithaca, NY 14850 // 607.257.0666 // warrenhomes.com

20 BOMAX DRIVE ITHACA, NY // 20 BOMAX DRIVE, ITHACA, NY 14850

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,153	63,588	103,722
Median age	33.0	28.4	31.4
Median age (Male)	32.0	27.5	30.8
Median age (Female)	33.4	29.3	32.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	882	22,385	38,727
# of persons per HH	2.4	2.8	2.7
Average HH income	\$84,748	\$65,739	\$66,135
Average house value		\$201,923	\$202,904

* Demographic data derived from 2010 US Census

**SCOTT WARREN**

607.621.0439
scottwarrenre@gmail.com

JOHN BURRUSS

NYS Licensed Real Estate Salesperson
239.887.5953
jburruss@warrenhomes.com

Warren Real Estate



830 Hanshaw Road, Ithaca, NY 14850



607.257.0666



warrenhomes.com



4

ADVISOR BIOS



SCOTT WARREN

607.621.0439
scottwarrencre@gmail.com

JOHN BURRUSS

NYS Licensed Real Estate Salesperson
239.887.5953
jburruss@warrenhomes.com

Warren Real Estate // 830 Hanshaw Road, Ithaca, NY 14850 // 607.257.0666 // warrenhomes.com

20 BOMAX DRIVE ITHACA, NY // 20 BOMAX DRIVE, ITHACA, NY 14850

ADVISOR BIO 1



SCOTT WARREN

scottwarrencre@gmail.com

Direct: 607.621.0439

PROFESSIONAL BACKGROUND

Scott began a financial services career in 1986. He has held a variety of Sales and Marketing positions including: Agent, District Manager, Regional Sales Director responsible for 5 States to a Corporate Executive with Columbian Mutual Life Insurance Company. He then, with his 2 partners, built a National Marketing Organization which operated in all 50 States and had over 7,000 Agents.

Since he sold his share of the Marketing Organization Scott became a full time Commercial Realtor. He is a multi-million dollar a year producer. He has earned a Certificate in Commercial Real Estate from Cornell University's SC Johnson School of Business. Scott is also working towards his CCIM designation and has completed coursework in: User Decision Analysis, Market Analysis, Construction cost estimating and scheduling, 1031 tax deferred exchange, Financial Analysis, Negotiations, Creating Reliable valuations, Financial modeling for Real Estate Development and Construction Management and Project Delivery.

Scott has closed Hotels, Banks, Churches, Multi Use Properties, Strip plaza's, Multi-Family Properties and multi-million dollar development projects. Scott is one of the most active Realtors in the Upstate Investment market.

EDUCATION

Bachelor of Science, Industrial Engineering - State University of New York at Binghamton 1985.

MEMBERSHIPS

CCIM
NYSCAR

WARREN REAL ESTATE

830 Hanshaw Road
Ithaca, NY 14850
607.257.0666



SCOTT WARREN

607.621.0439
scottwarrencre@gmail.com

JOHN BURRUSS

NYS Licensed Real Estate Salesperson
239.887.5953
jburruss@warrenhomes.com

Warren Real Estate // 830 Hanshaw Road, Ithaca, NY 14850 // 607.257.0666 // warrenhomes.com

20 BOMAX DRIVE ITHACA, NY // 20 BOMAX DRIVE, ITHACA, NY 14850

ADVISOR BIO 2



JOHN BURRUSS

NYS Licensed Real Estate Salesperson

jburruss@warrenhomes.com

Direct: 239.887.5953 | **Cell:** 239.887.5953

NY #10401316265

WARREN REAL ESTATE

830 Hanshaw Road
Ithaca, NY 14850
607.257.0666



SCOTT WARREN

607.621.0439
scottwarrencre@gmail.com

JOHN BURRUSS

NYS Licensed Real Estate Salesperson
239.887.5953
jburruss@warrenhomes.com

Warren Real Estate // 830 Hanshaw Road, Ithaca, NY 14850 // 607.257.0666 // warrenhomes.com