

South Hill Business Campus

950 Danby Road
Ithaca, NY 14850

Industrial, Flex, Office Investment Property

Offering Summary

CBRE Upstate NY is the exclusive representative offering the opportunity to acquire 950 Danby Rd, Ithaca, NY 14850, a large scale multi-tenant commercial campus known as South Hill Business Campus (SHBC) that provides durable and diversified tenancy with long-term leasing flexibility in a supply-constrained market.

The ±284,591 sq. ft. building (includes butler building and monitor storage) on ±56 acres is, as of the offering date, a 95.5% occupied property encompassing a mix of office, light industrial, laboratory, creative, and service-oriented spaces. With suites ranging in size from small studios to large floor plates, the mix allows for flexible layouts that accommodate a variety of business uses and tenant requirements. The property is located adjacent to Ithaca College and is just a short drive from downtown Ithaca (1 mi.) and Ithaca Tompkins Regional Airport (7.5 mi).

Our team will accompany interested parties on property tours. All tours will must be requested through, and accompanied by, the CBRE Upstate NY listing team and require a minimum 48 hours advance notice and are subject to schedule availability.

Visit www.950danby.com to access the full *Offering Memorandum*.

\$20,750,000 | ±8% Cap Rate *based on 2026 Pro Forma*



Watch the video on CBRE Upstate NY's
tours channel on YouTube

South Hill Business Campus

950 Danby Road | Ithaca, NY 14850

For Sale



Property Highlights

- + ±284,591 sq. ft. campus on 56.1 acres
- + 212,192 rentable sq. ft. with ±95.5% occupancy (December 2025)
 - + Business center and industrial: 122,058 sq. ft.
 - + Office tower: 23,758 sq. ft.
 - + Office addition: 55,465 sq. ft.
 - + Storage: 10,911 sq. ft.
- + Highly stabilized asset with a diverse mix of 154 tenants
- + Surface parking with 1,200 spaces
- + Located adjacent to Ithaca College and just a short drive from downtown Ithaca and Cornell University

Contact Us

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