

# I GENERAL MOTORS DRIVE SYRACUSE, NEW YORK 13206

INDUSTRIAL FOR LEASE

32,400± SF



## SALINA INDUSTRIAL POWERPARK EAST ANCHOR

### PROPERTY FEATURES

- Location is referred to as Anchor Space
- High Visibility from Route 298/Military Circle
- Dedicated Road to front of Building
- Ample Parking for employees
- Staging Area for small fleet
- Industrial capacity electric, natural gas, water and floor load
- Redundant power and fiber service
- 18-30' clear height
- Environmental base line of Phase I, II and III
- Bay sizing at 40x60 and 60x60
- Sprinklered
- Watertight pitch and rubber roof
- Site owned substation – Electric Bus System at 480V
- Onsite maintenance and management staff
- Offices / Customer area to be finished to suit @ \$3.95 PSF.
- Base year for pro rata share of escalations would be 2013.
- Pro Rata Share based on 807,500 SF is 3.56%



For more information, please contact:

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Built in the fifties, characterized with *Heavy 60s Reinforcement*, expanded and fortified throughout the early part of the *70s*, *Uber* productive through the *80s*; environmentally reborn to start the new millennium and reinvented and sustainable in 2014 Salina Industrial Powerpark is an industrial place like no other.

- Site Owned 115,000 Volt Electrical Sub Station & Five Interior 11,500 Volt Sub Stations
- 12" x 12" Steel "I" Beam Construction with Bay Sizes starting at 60' Wide x 40' Depth
- Heavy floor load capacity starting at 5,400 PSI with 30', 24' and 18' Clear Height Ceilings
- Extreme Water, Natural Gas, Storm Management and Power configurations to meet and exceed
- With flexibility of a small but potent shop location to industrial magnificence and girth
- Redundant Fiber Optics from three separate carriers calls out for a 40,000 SF Office Use
- Roadways and Parking – 18 Acres Maintained by Landlord and included in Rent

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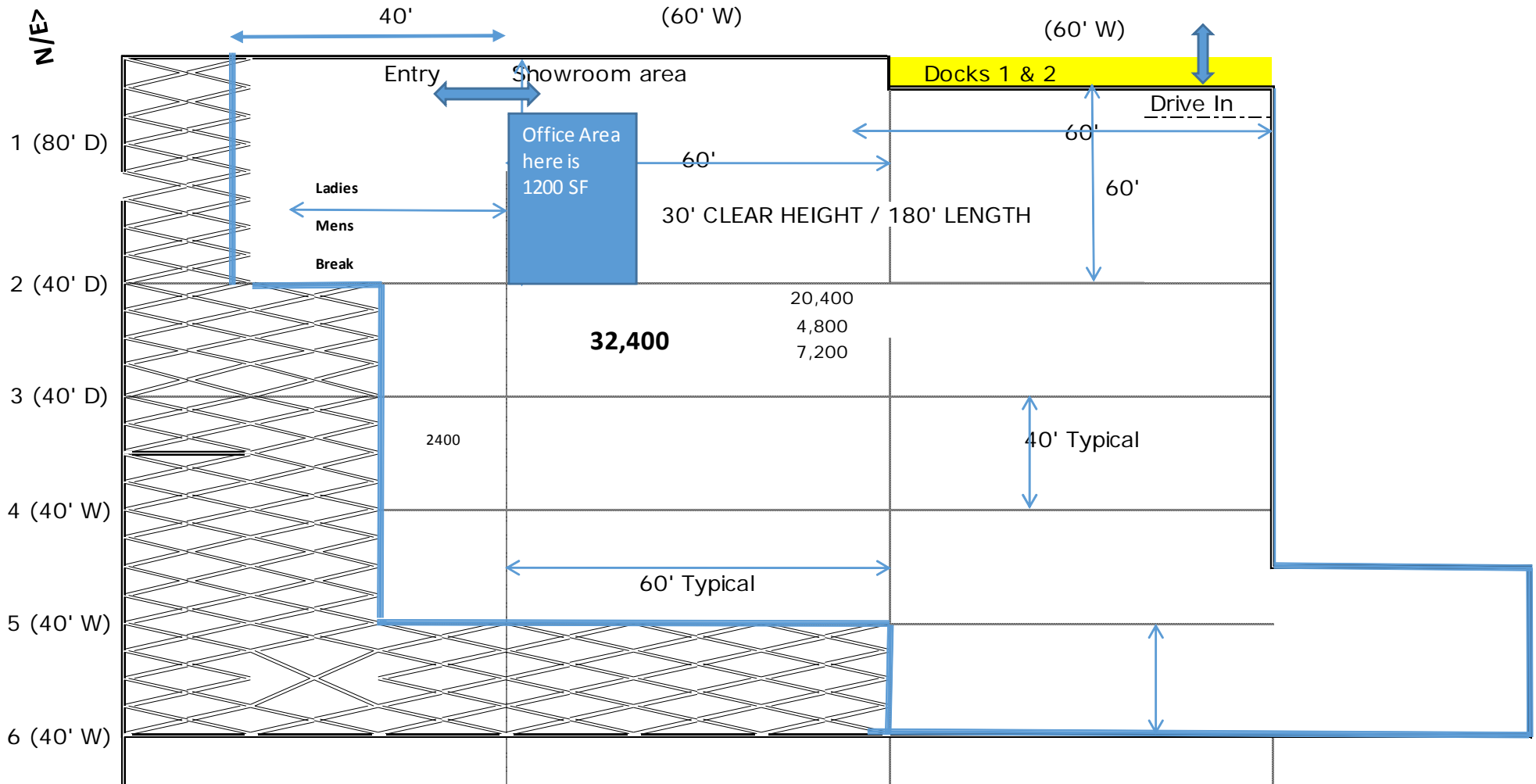
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