

FOR SALE OR LEASE

3120-22 Grant Boulevard

Syracuse, New York 13208



MAJOR PRICE REDUCTION ASKING \$199,000



3,360± SF Office/Warehouse

Property Highlights

- 3,360± total square feet
 - 1,000± SF office
 - 2,360± SF warehouse
- 12' ceiling height
- 3 phase electric
- One (1) dock door
- Excellent highway access, less than one mile from I-81 and less than two miles from I-690
- Owner financing available

Contact

DAVID M. CARNIE, CCIM
Associate Real Estate Broker
+1 315 445 8503
dcarnie@pyramidbrokerage.com

Demographic	1 Mile	3 Miles	5 Miles
Population	14,434	111,239	240,349
Households	5,636	48,713	100,535
Average H.H. Income	\$58,483	\$62,647	\$73,686
Daytime Employees	12,618	110,080	164,962

Source: ESRI Business Analyst 2023

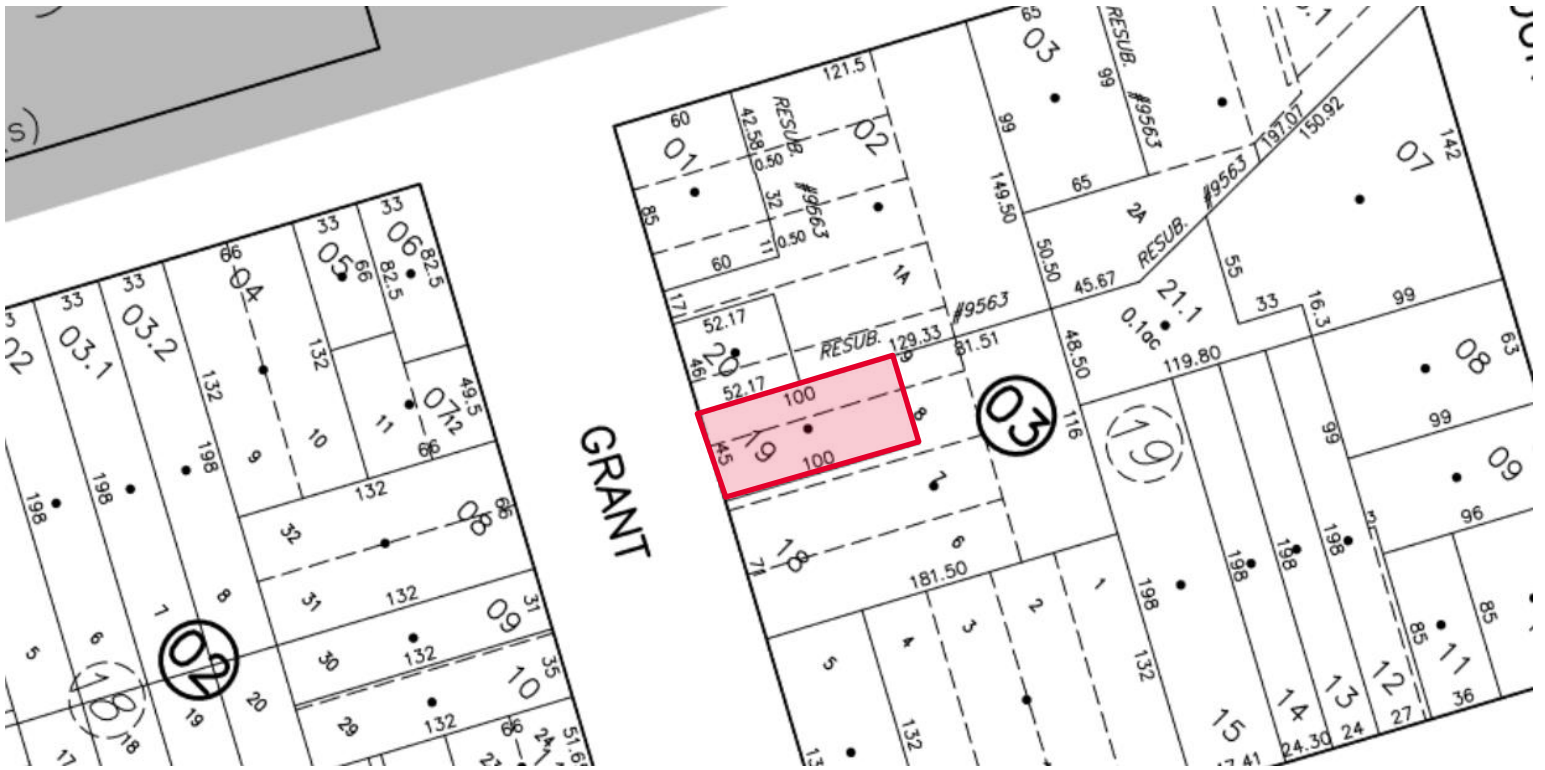
Traffic Counts	
Grant Blvd	3,347 AADT
Wolf Street	6,042 AADT
Hiawatha Blvd	5,651 AADT

Source: NYS DOT 2019

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East Syracuse, New York 13057
+1 315 445 1030
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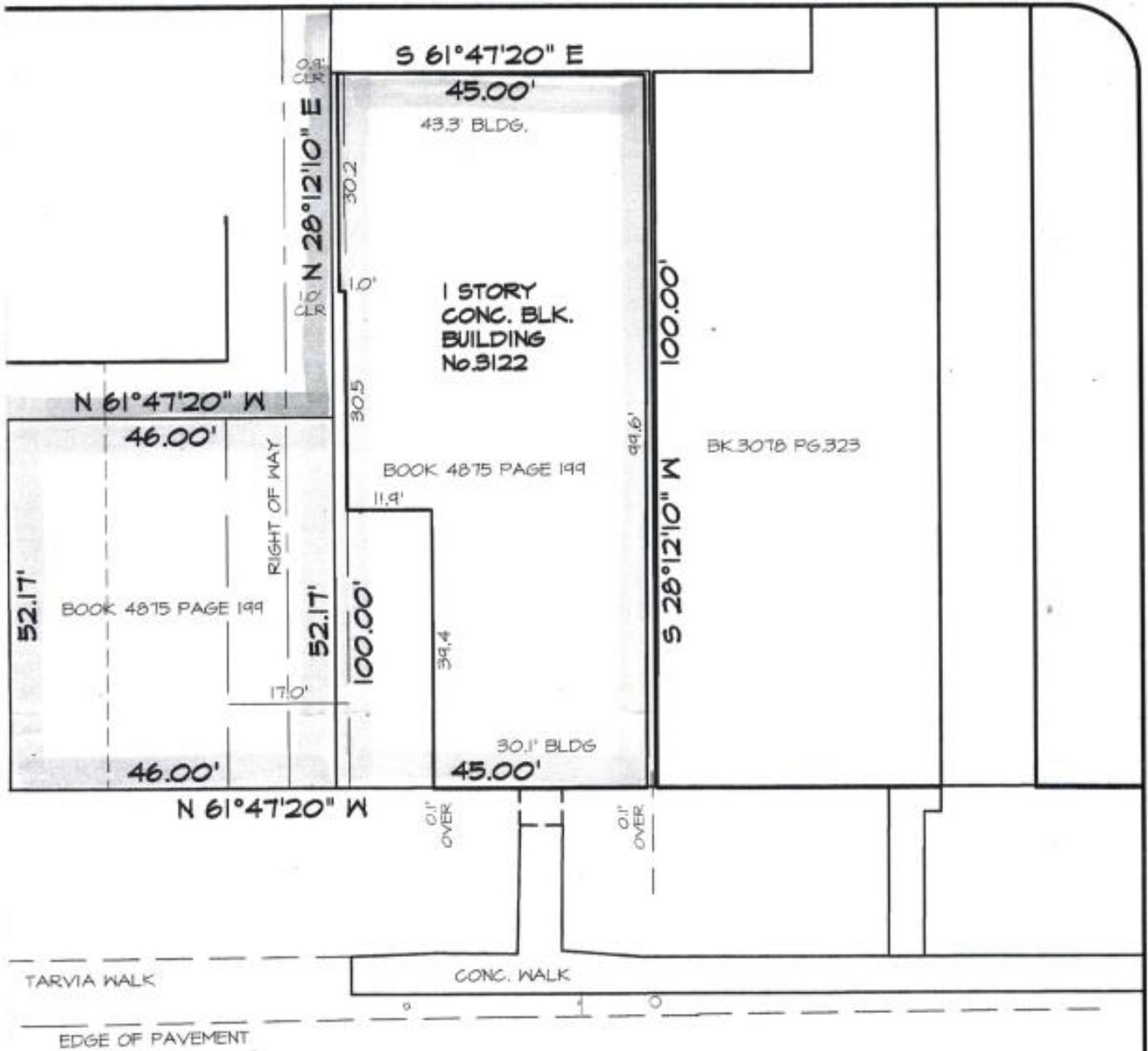
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Approximate plot lines, subject to verification of survey

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DRAWN BY

DATE 1/20/07

SCALE 1"=20'

REVISED

LOCATION SURVEY ON PART OF BLOCK No.19,
CITY OF SYRACUSE, COUNTY OF ONONDAGA,
STATE OF NEW YORK.
KNOWN AS No.100 HIAWATHA BOULEVARD EAST &
No.3122 GRANT BOULEVARD

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES
THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY

GLEN A. MIHAL, L.S.#049865
LICENSED LAND SURVEYOR SYRACUSE, NEW YORK

