

FOR SALE OR LEASE

8302 Oswego Road

Liverpool, New York 13090



Office – New Construction



2,800± SF Energy Efficient Building

Property Highlights

- High visibility, high traffic location
- Ideal for office/medical uses
- Landlord will build to suit tenant requirements
- Close to Route 481, Route 31, and I-90 (NYS Thruway)
- 100% electric building
- Energy efficient heat pump and cooling system
- Building has a backup generator
- Ample parking and can be expanded
- ADA compliant building
- Lease price includes snowplowing and landscaping
- Basement available for storage
- Alarm system in building

Contact

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Demographic	1 Mile	3 Miles	5 Miles
Population	8,600	34,209	76,691
Households	3,593	14,008	32,674
Average H.H. Income	\$107,585	\$119,900	\$106,879
Daytime Employees	2,876	10,398	28,522

Source: ESRI Business Analyst 2023

Traffic Counts

Oswego Road (Route 57)	13,205 AADT
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Source: NYS DOT 2019

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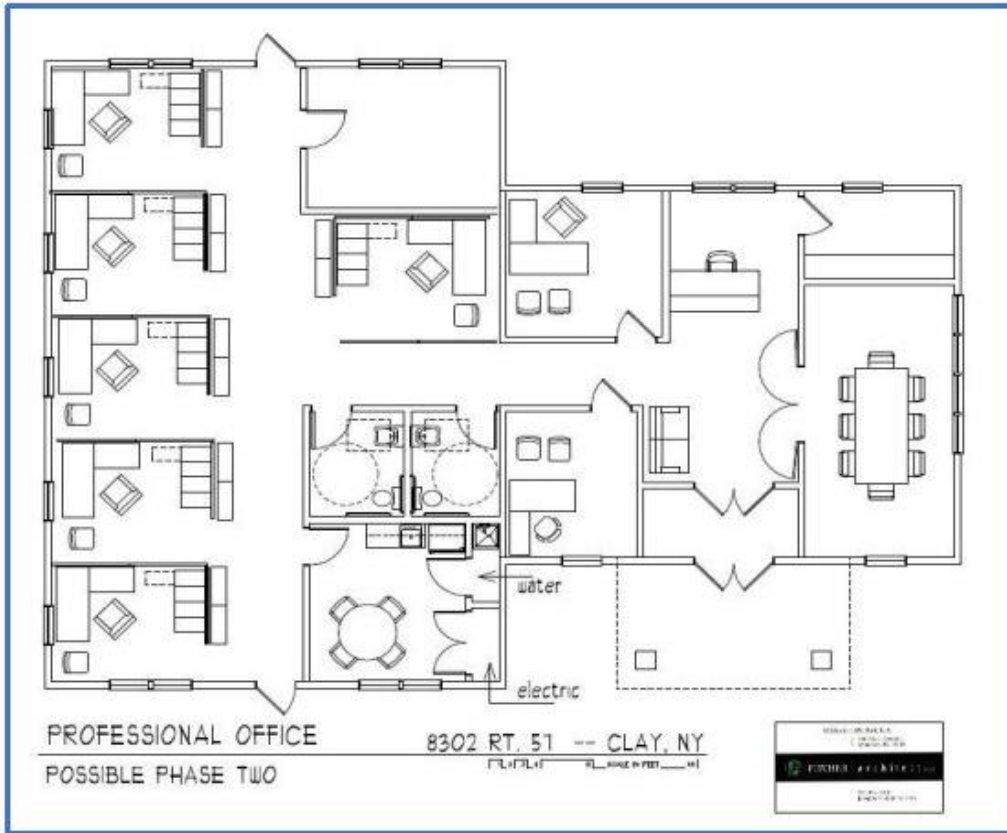


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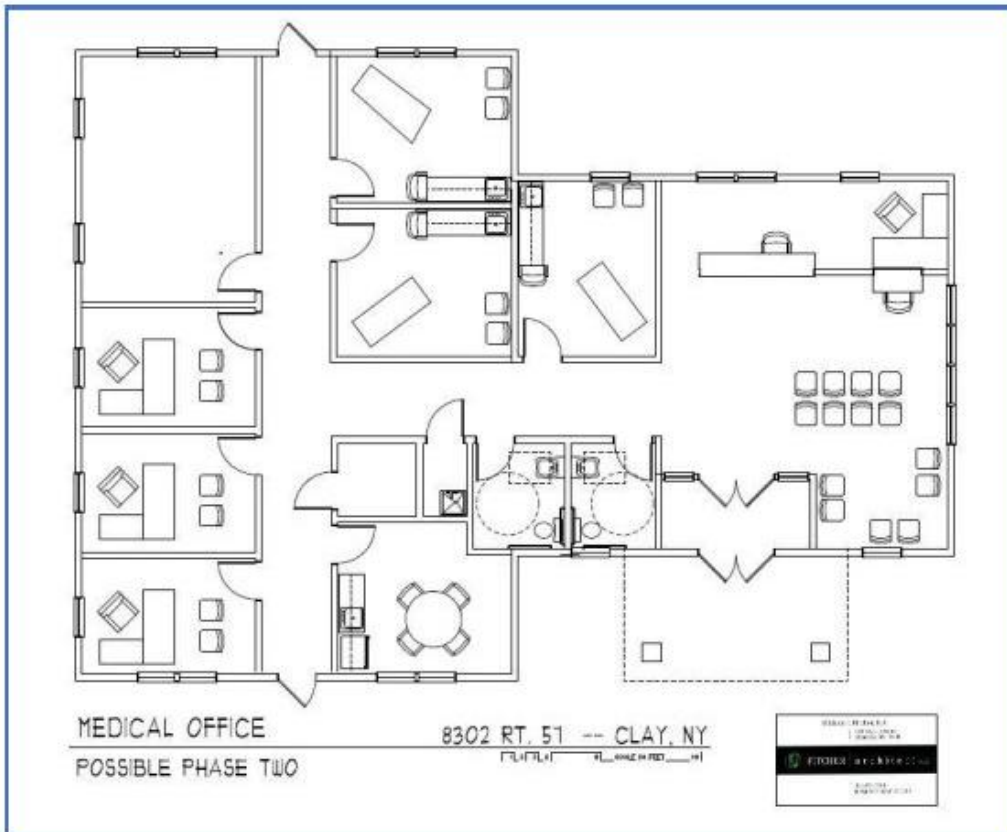
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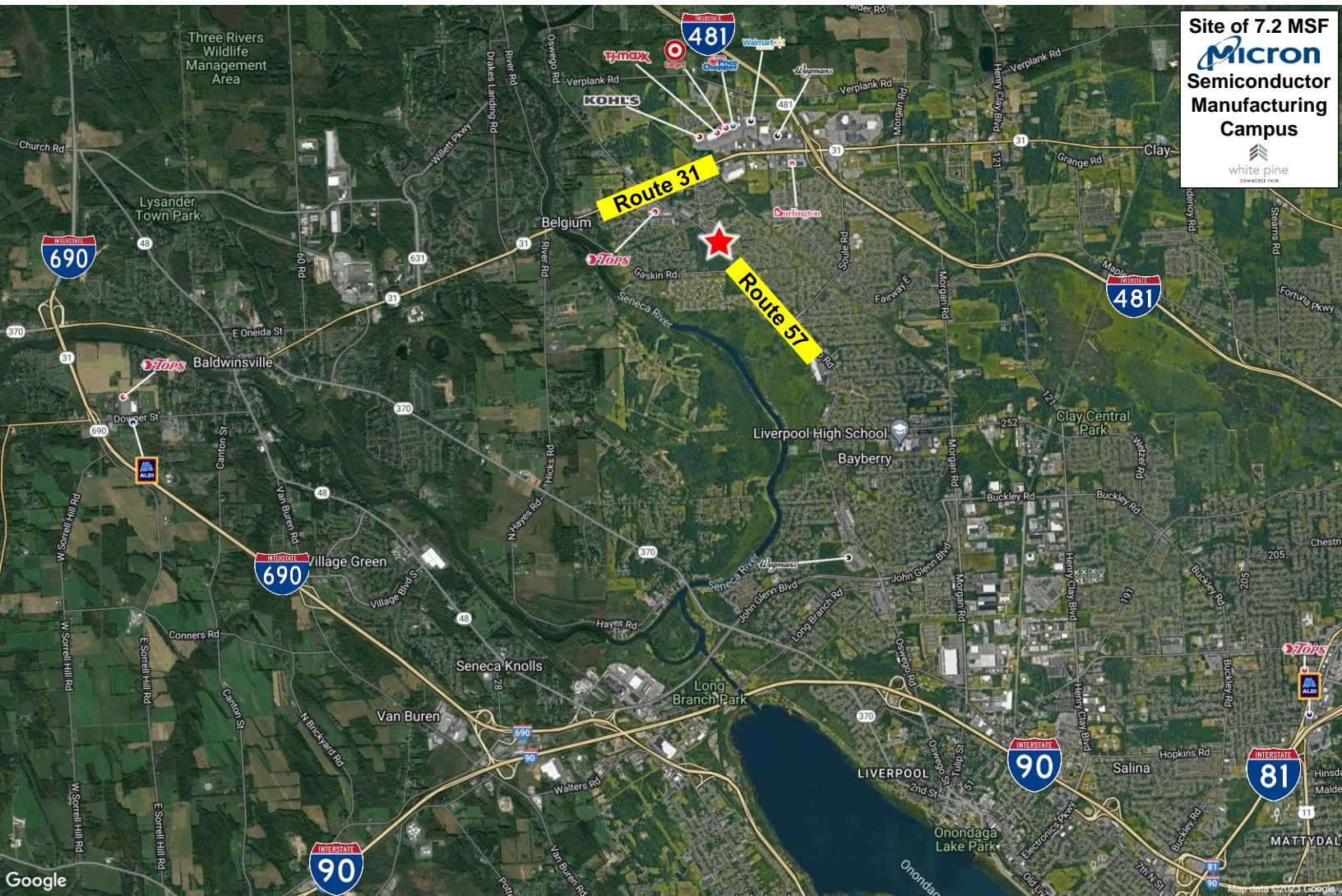


Possible Layout Scenerios – Illustrative Only



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Site of 7.2 MSF
Micron
Semiconductor
Manufacturing
Campus
white pine
CONSTRUCTION PARTNER