

FOR LEASE

208 Long Branch Road

Syracuse, New York 13209



Industrial Space with NYS Thruway Visibility



Up to 23,800± SF Industrial Space

Property Highlights

- Great location, near NYS Thruway Exit 39 and Route 690 West at John Glenn Boulevard
- Multiple suites from 8,000 to 23,800± SF
- Concrete Construction Style offering multiple 16' grade level doors and 20' 6" clear height throughout warehouse areas 25' to roof deck
- Large 9+ acre parcel offering ability for outdoor industrial storage or building expansion
- Heavy Industrial Power in Solvay Electric District offering below market Electric rates – 800-amp 480V 3-Phase service
- Desirable Industrial & Logistics area west of Syracuse, neighbors include Coca Cola, JB Hunt, Fed Ex, United Auto Supply, Old Dominion, Dunkin and others
- Fenced in yard areas
- Two (2) 10-ton cranes in place



20' ceiling height

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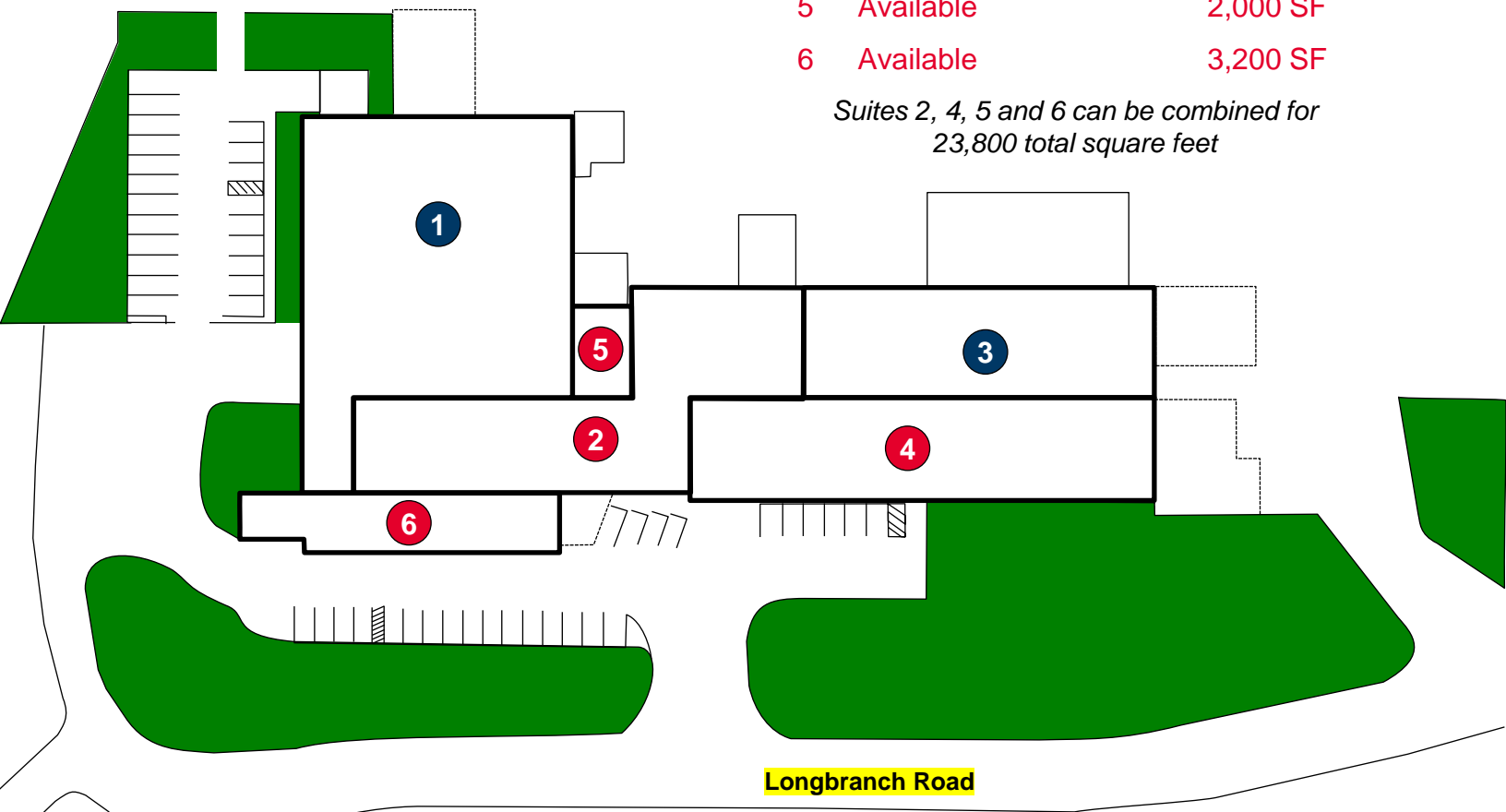
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Building Tenants

| | | |
|---|--------------------|-----------|
| 1 | McPhee Electric | 15,816 SF |
| 2 | Available | 9,800 SF |
| 3 | Square Deal Moving | 8,000 SF |
| 4 | Available | 8,800 SF |
| 5 | Available | 2,000 SF |
| 6 | Available | 3,200 SF |

*Suites 2, 4, 5 and 6 can be combined for
23,800 total square feet*



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Multiple Overhead Doors



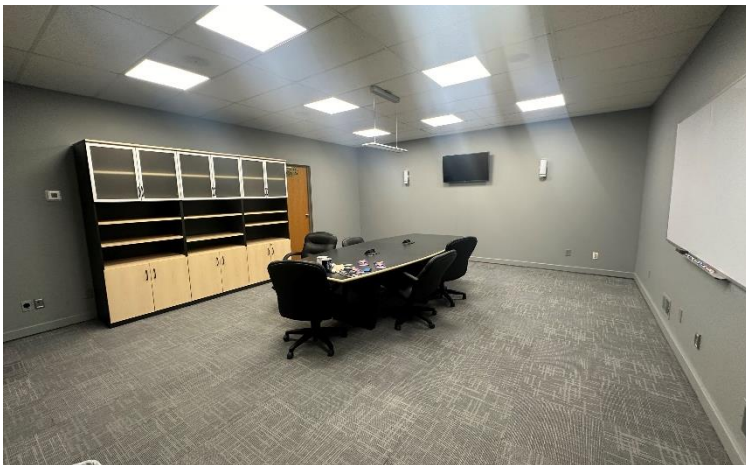
Multiple Grade Level Doors



Warehouse Section Facing John Glenn Blvd



Level Yard Area



Conference Room



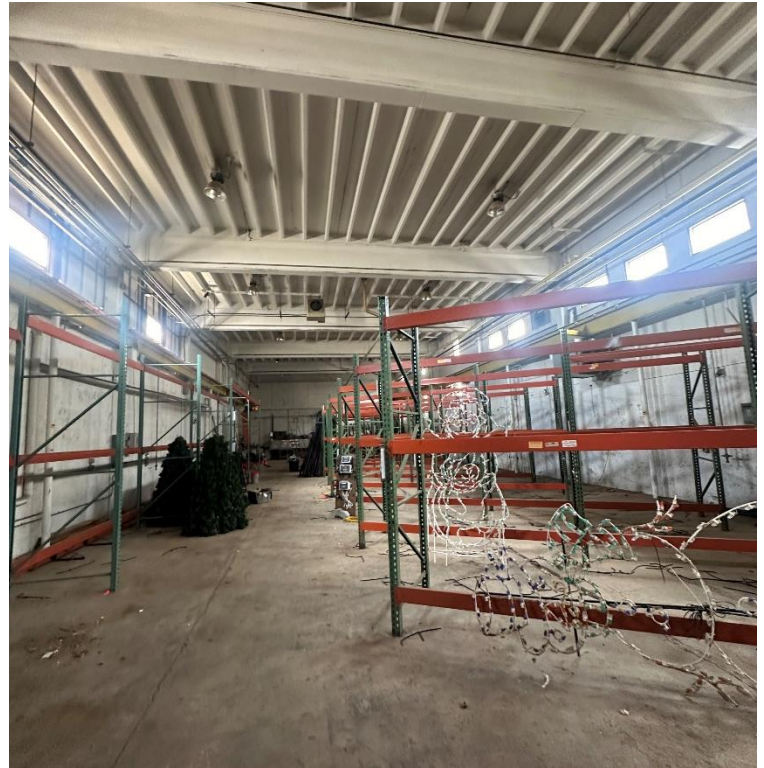
Office Area

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16' Drive-in Door



20' Clear



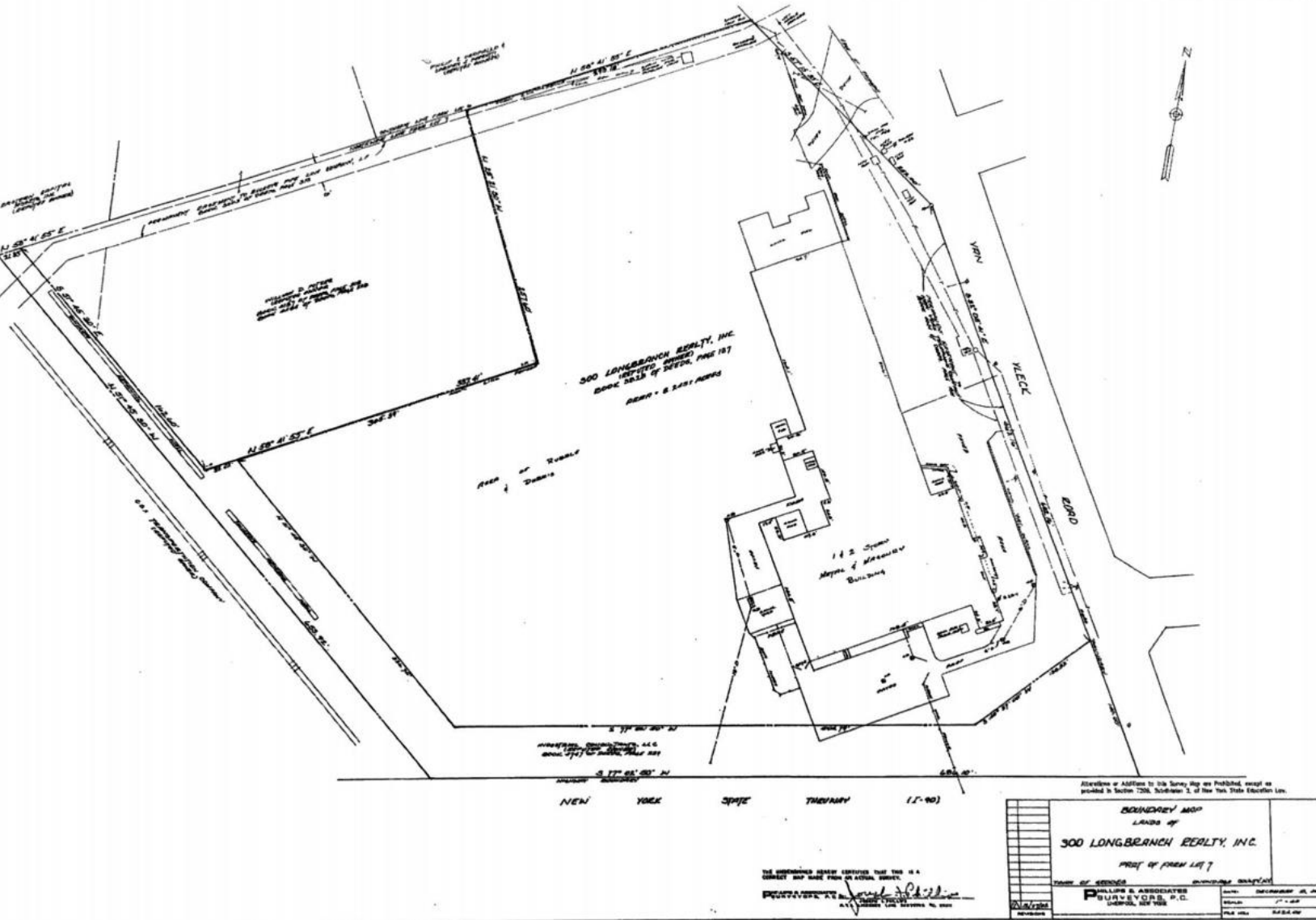
10 Ton Crane



3 Gas Meters & 4 Electric Meters

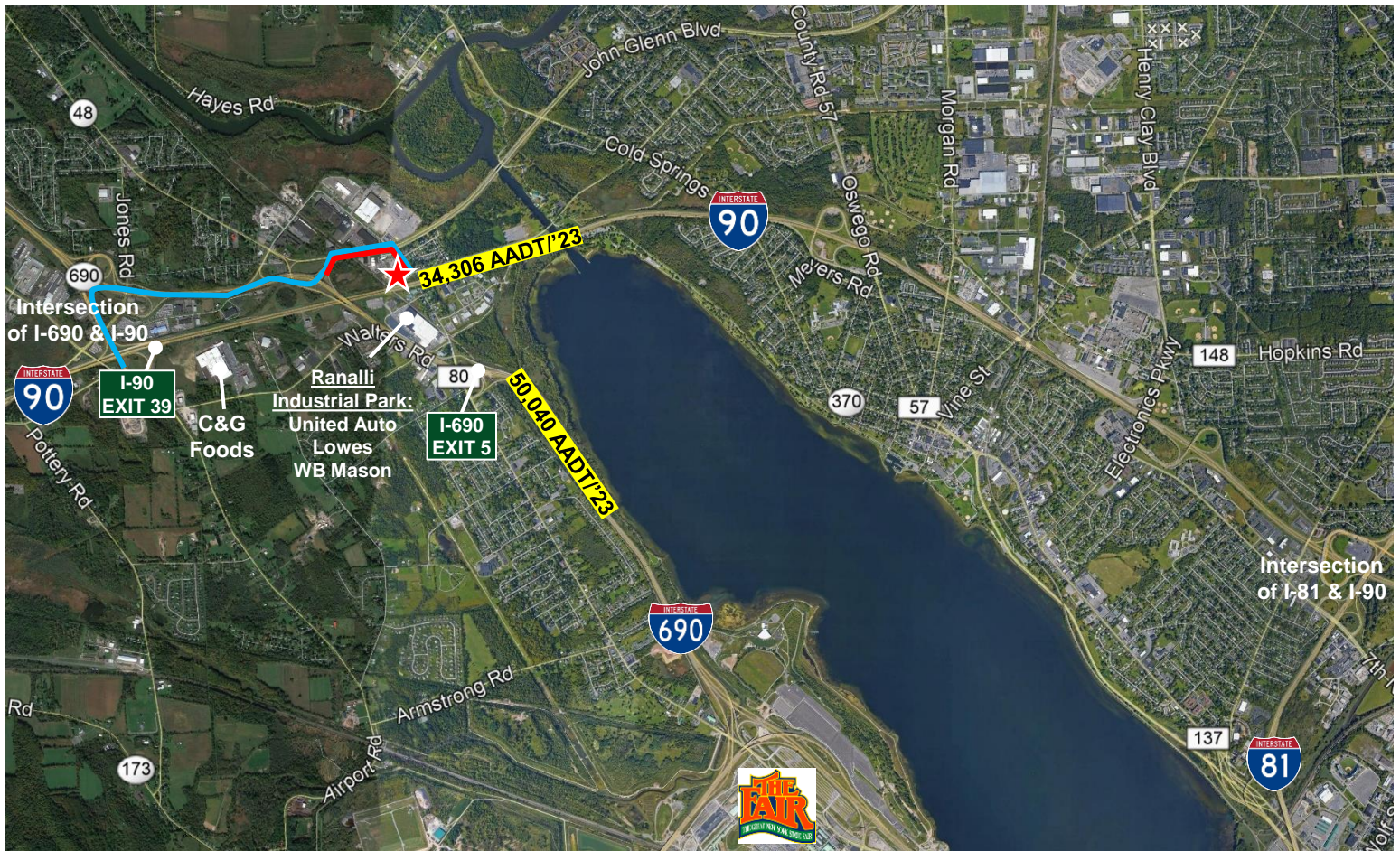
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KEY:

★ = Site

— = Distance from Site to I-690 (0.5 miles/1-minute drive time)

— = Distance from Site to I-90 (2.0 miles/3-minute drive time)

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