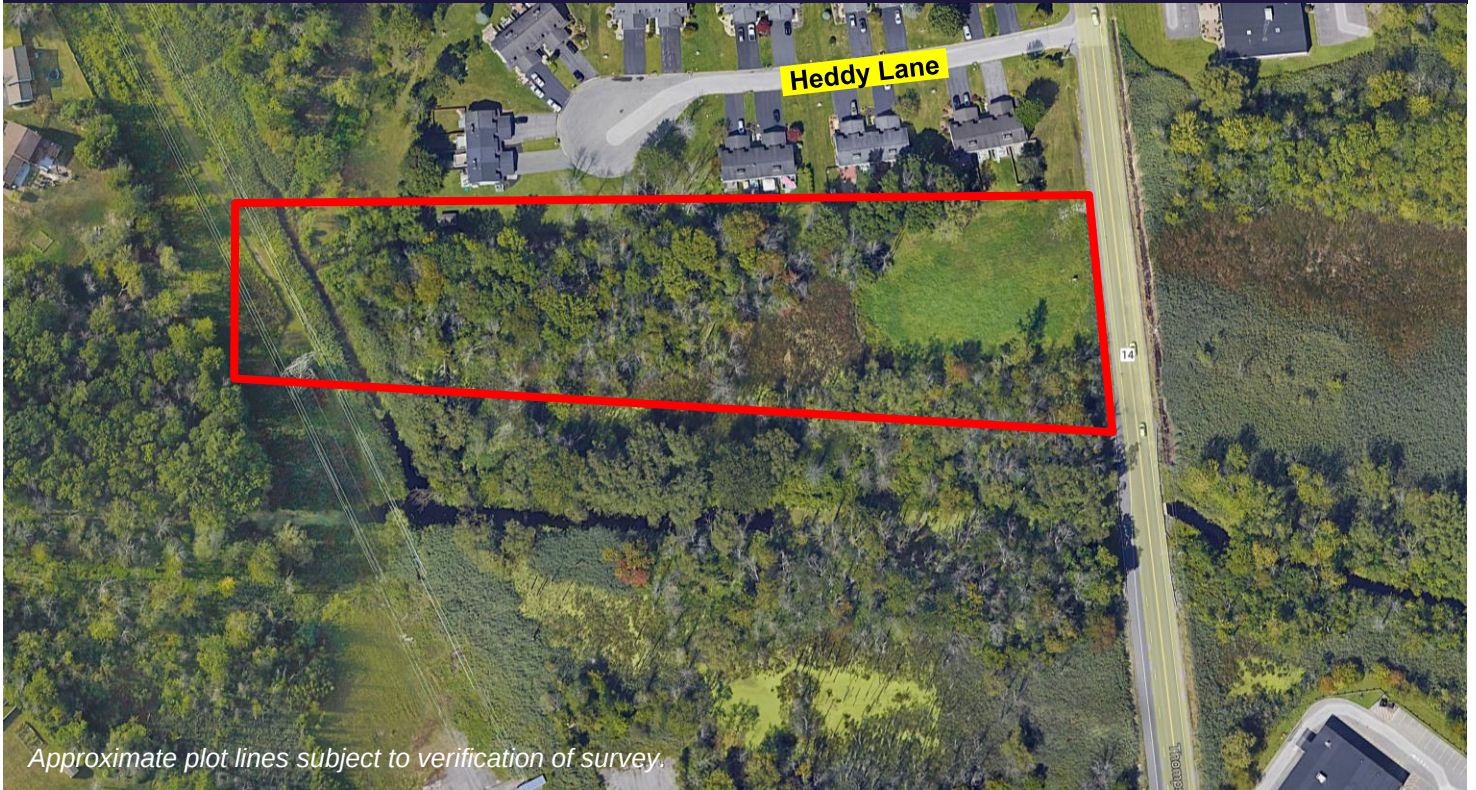



FOR SALE OR LEASE

6.60± ACRES VACANT INDUSTRIAL LAND

Property Highlights

- Owner can build to suit to meet any industrial/warehouse need
- Zoned Industrial (Town of Cicero)
- Excellent access to I-481, I-81 and I-90 (NYS Thruway)
 - I-481: 4 Minutes / 2.2 Miles
 - I-81: 4 Minutes / 1.6 Miles
 - I-90E (NYS Thruway): 9 Minutes / 7.0 Miles
 - I-90W (NYS Thruway): 10 Minutes / 7.5 Miles
- Less than one mile to Route 31 Cicero
- Over 100' frontage on Thompson Road
- Nearby businesses include Life Storage, Girl Scouts of NYPENN Pathways, Kinney Drugs, J & D Auto Repair, Ziebart, Dunkin and Cutting Edge Glass

Demographic	1 Mile	3 Miles	5 Miles
Population	6,188	29,452	56,997
Households	2,494	11,982	23,769
Average H.H. Income	\$122,685	\$118,001	\$113,712
Daytime Employees	1,809	11,342	31,657

Source: ESRI Business Analyst 2024

EXCLUSIVE CONTACT

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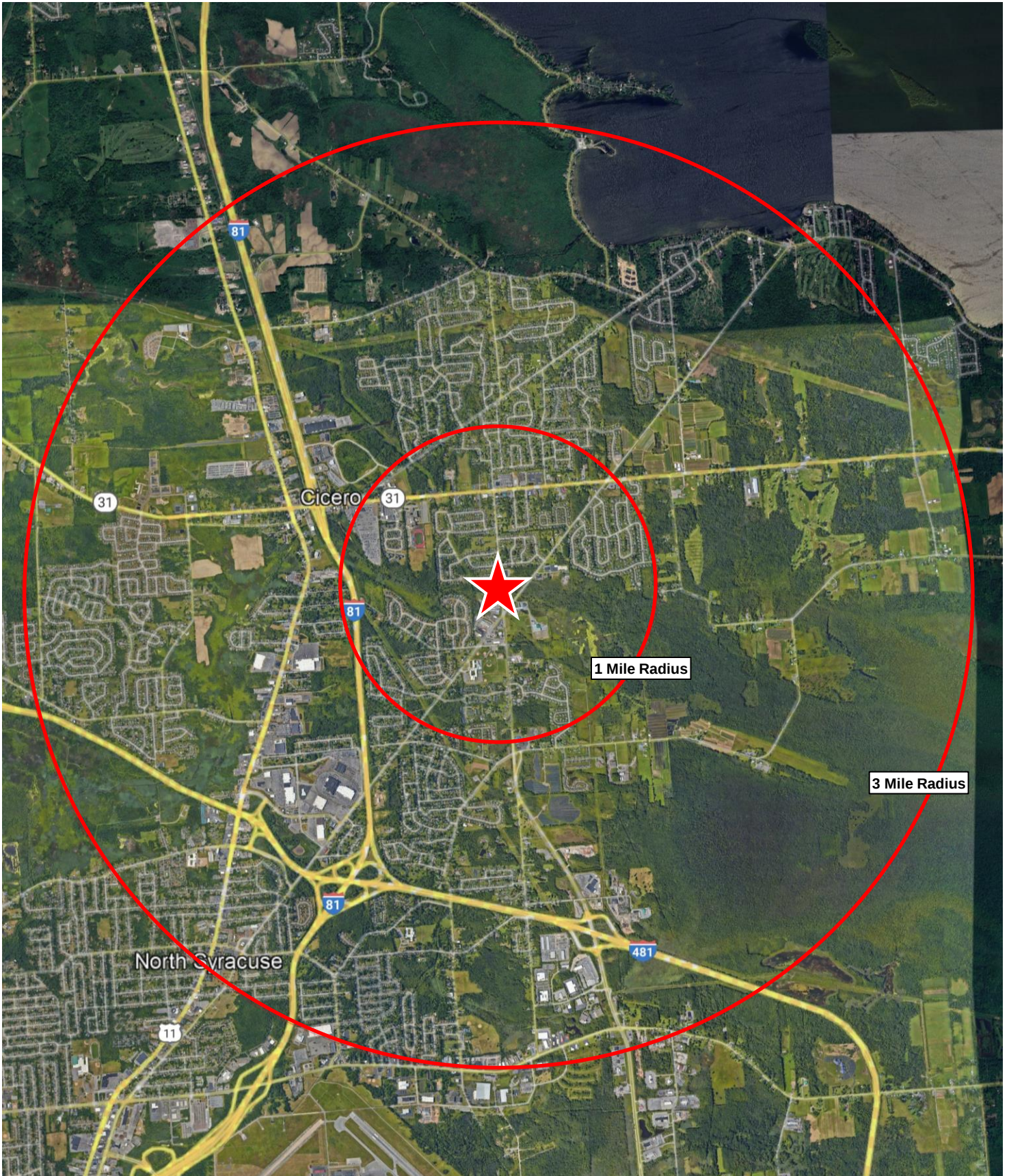


**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**Thompson Road
Cicero, New York 13039**



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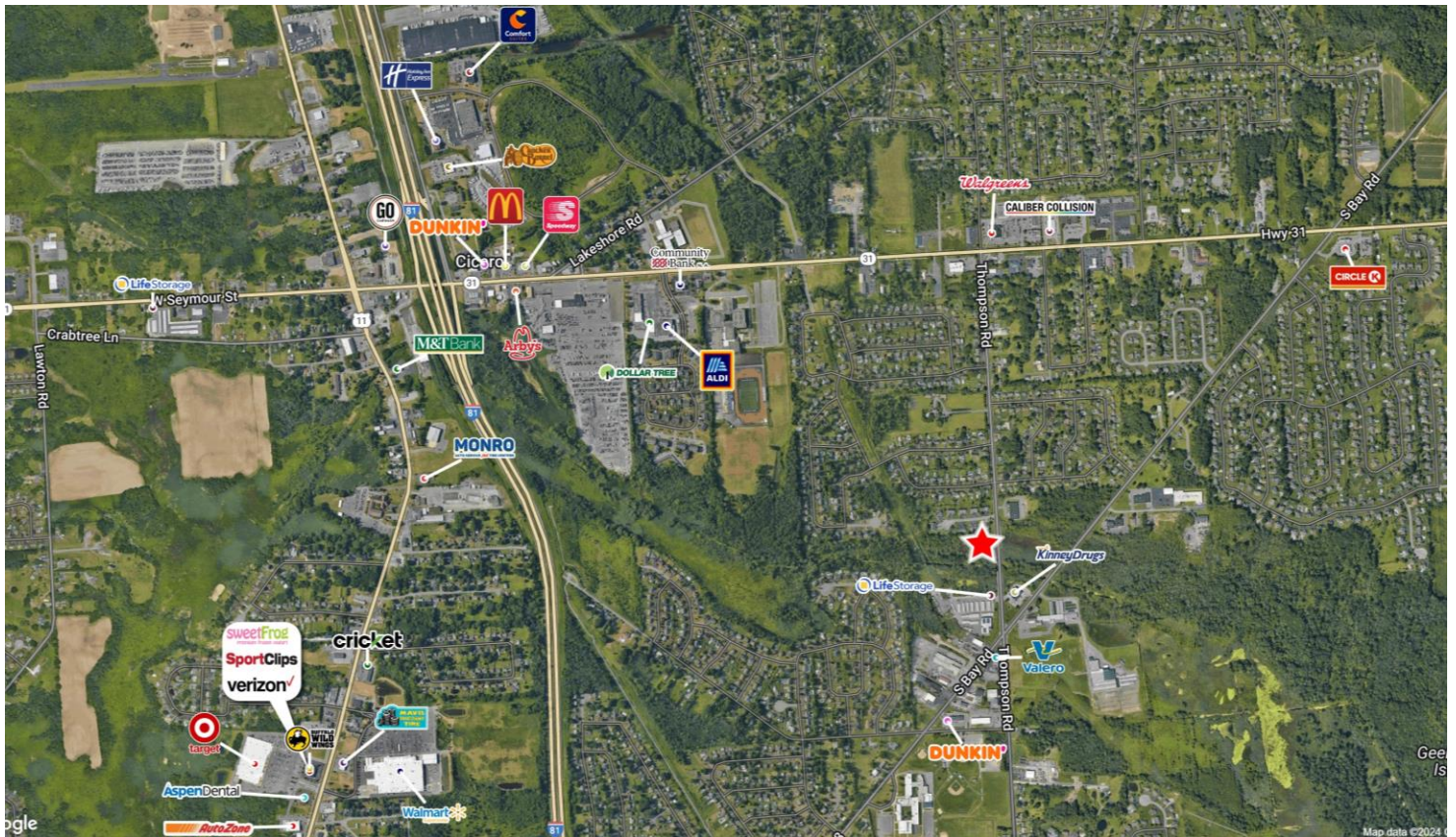
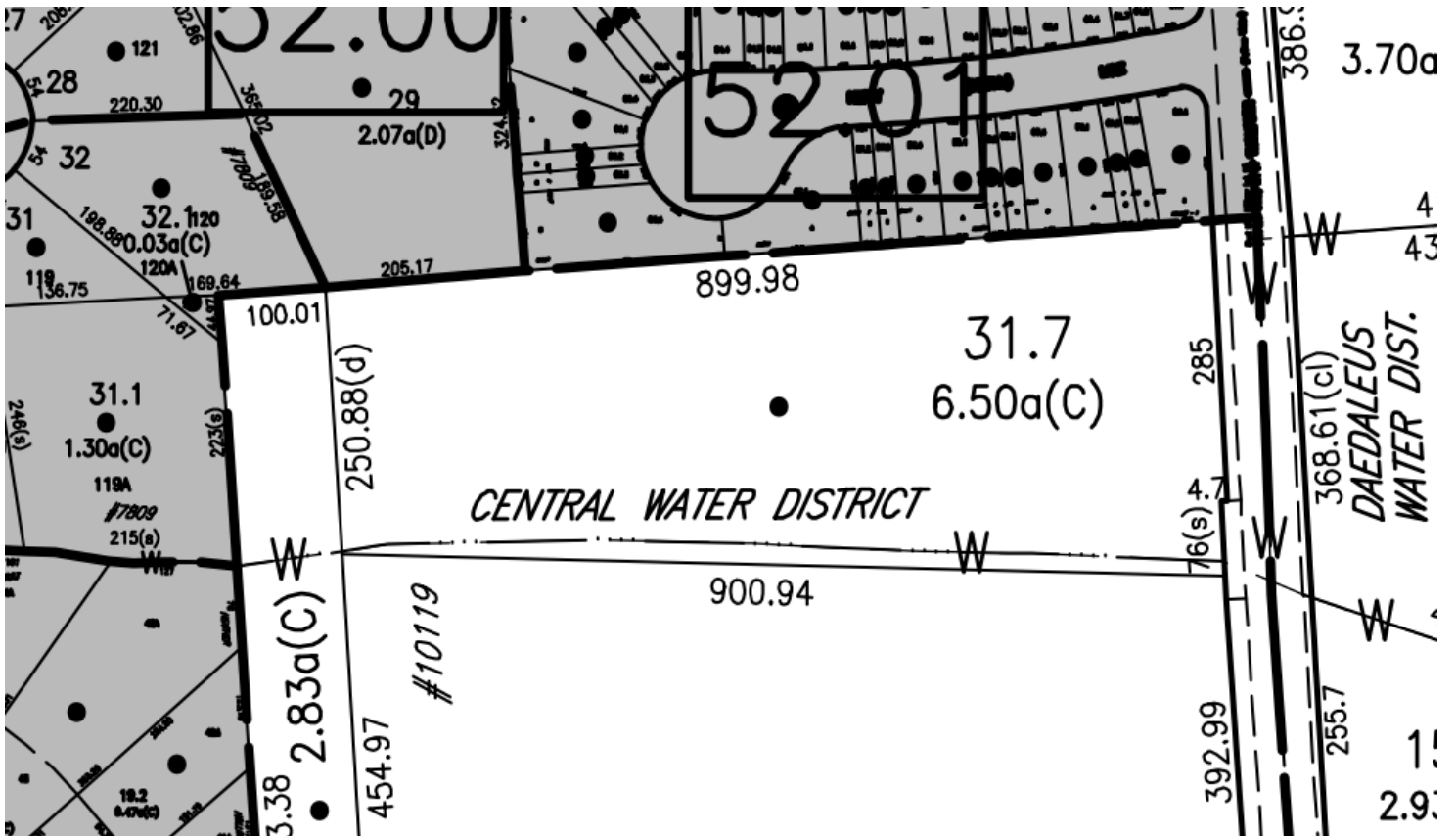


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