



FOR SALE

# GREAT INVESTMENT AND 1031 EXCHANGE OPPORTUNITY

## Property Highlights

- 26,932± SF industrial/flex building on 2.29± acres
- Approximately 3,500± SF is open office bullpen, private offices, a breakroom and conference rooms
- The remaining 23,432± SF is high-bay warehouse serviced by four (4) exterior docks and one (1) interior dock
- The current tenant would like to sign a 7-year NNN lease at \$9.50 per square foot
- Located in Liverpool, New York with excellent access to the New York State Thruway (I-90) and I-81



## EXCLUSIVE CONTACT

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