


FOR SALE

5,595± SF CLEAR SPAN

Property Highlights

- 5,595± total square feel
 - 195± SF office
 - 5,400± SF warehouse
- Great visibility and accessibility on Erie Blvd E and I-690
- Close to Syracuse University, hospitals and downtown
- New I-690 on and off ramp near building/property
- New roof, LED lighting and heating unit
- 15' to 21' ceiling height
- 3 phase power
- One (1), 11' x 11' overhead door; may be possible to add a second

Demographic	1 Mile	3 Miles	5 Miles
Population	28,896	142,202	217,514
Households	11,980	57,856	90,760
Average H.H. Income	\$55,558	\$71,178	\$83,056
Daytime Employees	47,380	107,995	162,534

Source: ESRI Business Analyst 2025

Traffic Counts

Erie Blvd E	7,505 AADT
I-690	87,304 AADT

Source: Sites USA/Inrix

EXCLUSIVE CONTACT

Donald R. O'Leary
Associate Real Estate Broker
 +1 315 445 8515
doleary@pyramidbrokerage.com

5845 Widewaters Parkway, Suite 200
 East Syracuse, New York 13057
 +1 315 445 1030
pyramidbrokerage.com

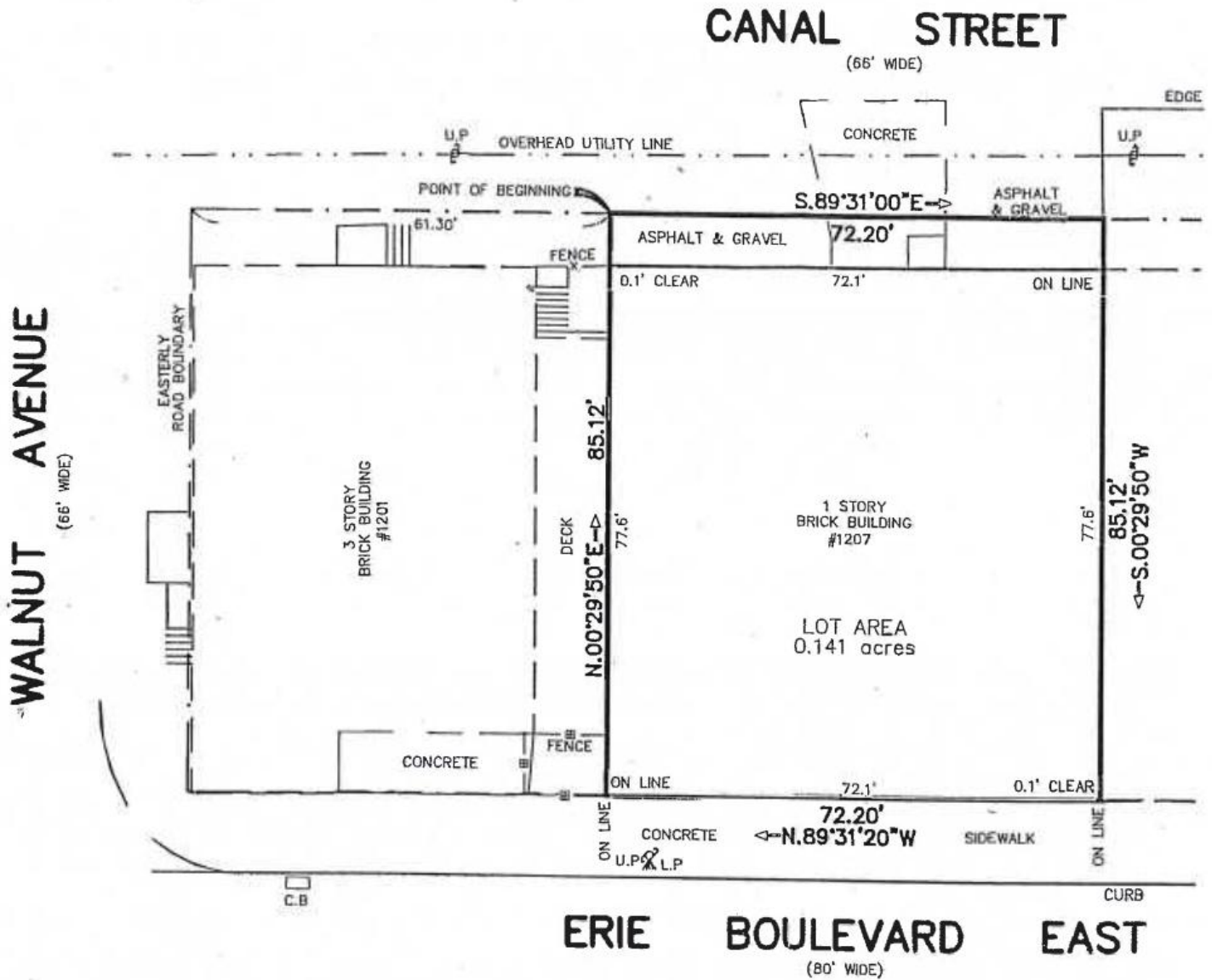


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Pyramid Brokerage
Company

1207 Erie Blvd E
Syracuse, New York 13210





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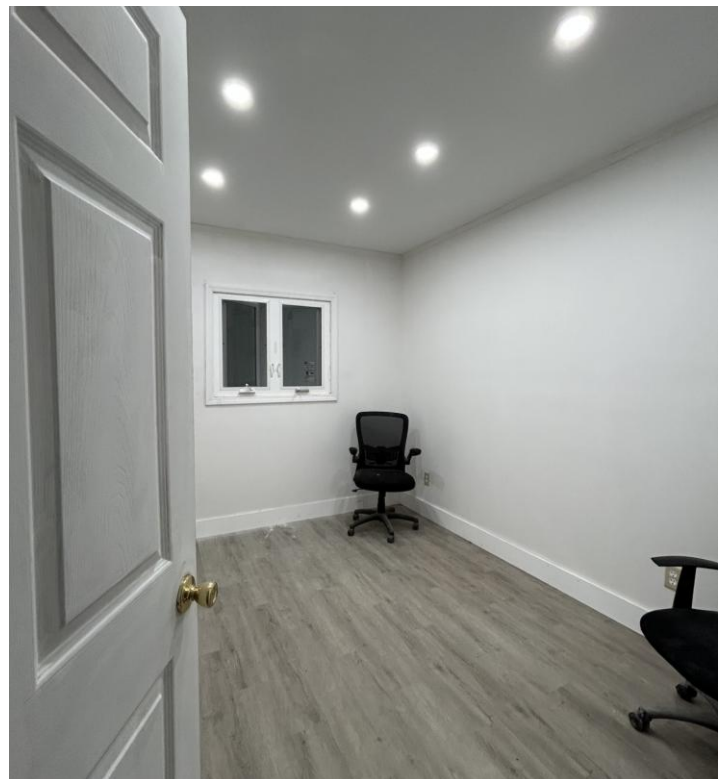


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