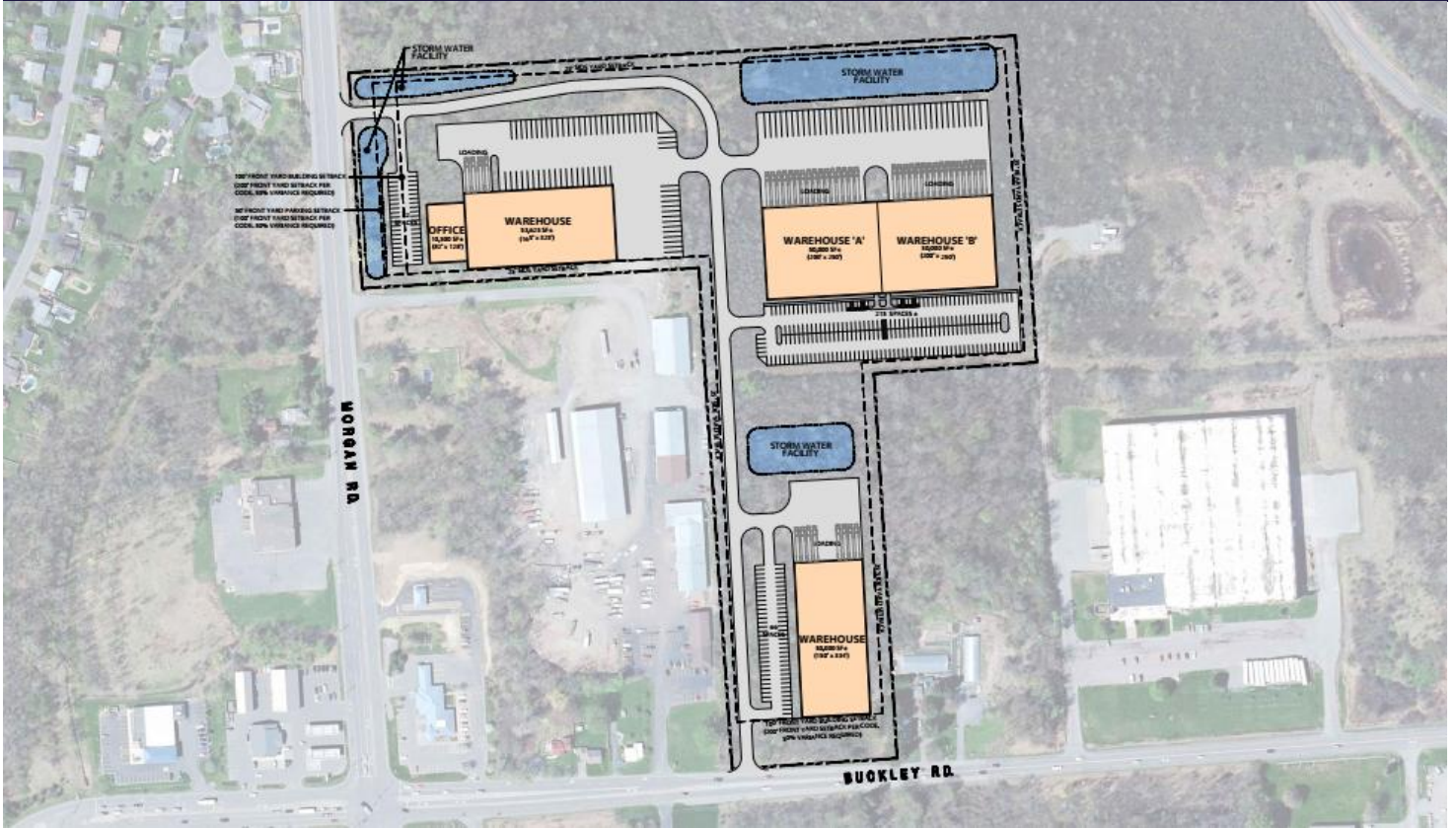



FOR SALE OR LEASE

50,000 – 225,000± SF BUILD TO SUIT

Property Highlights

- 26.56± acre development site
- Owner is a premier industrial developer, experienced in build to suit projects
- Ample land for truck courts and parking
- Site has frontage and access from both Buckley Road and Morgan Road
- Zoned Industrial-1 (Town of Clay)
- All utilities either at site or in proximity to the site
- In proximity to Micron's \$100B chip fab campus
- Near town of Clay's Route 31 retail corridor with numerous national and regional retailers, restaurants and personal service businesses

Drive Times

Syracuse Hancock International Airport	17 minutes / 7.7 miles
Micron planned chip fab site	9 minutes / 5.9 miles
I-90 (NYS Thruway)	6 minutes / 2.8 miles
I-81	13 minutes / 5.4 miles
I-481	9 minutes / 4.2 miles

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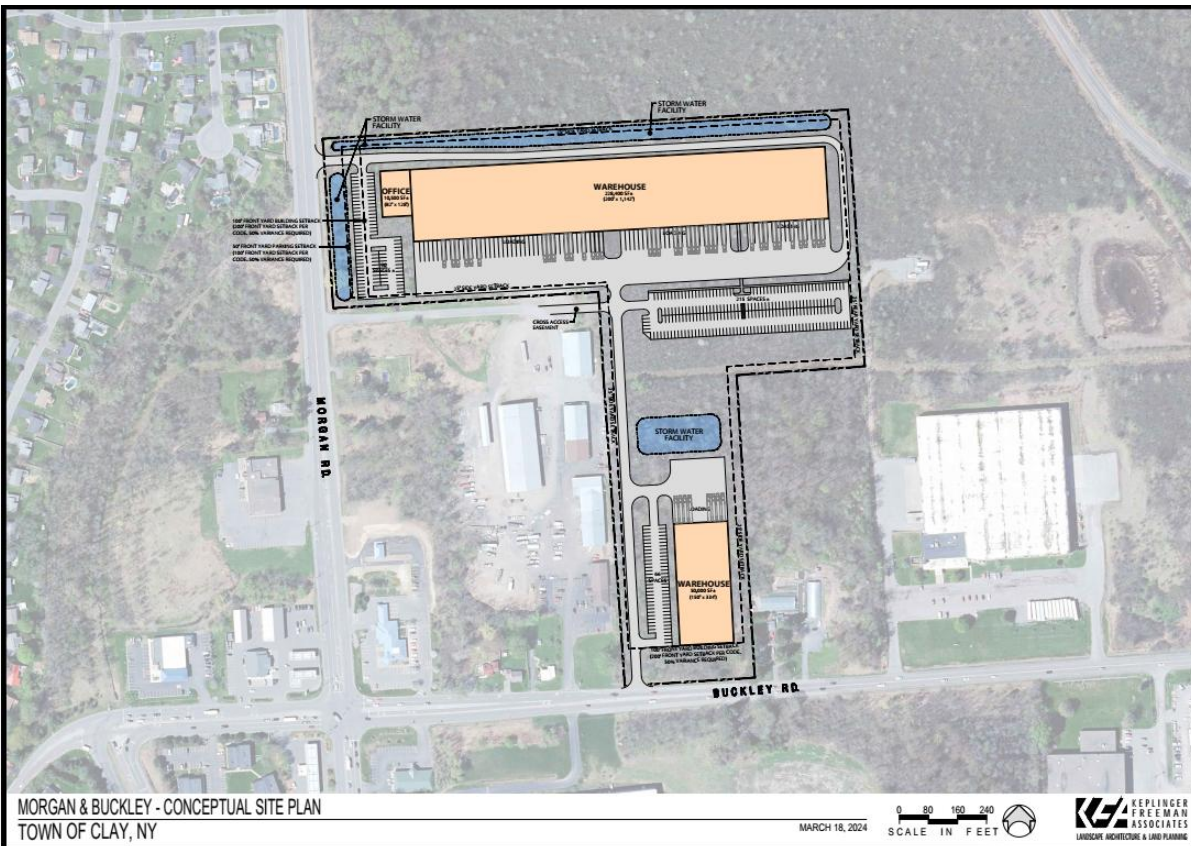
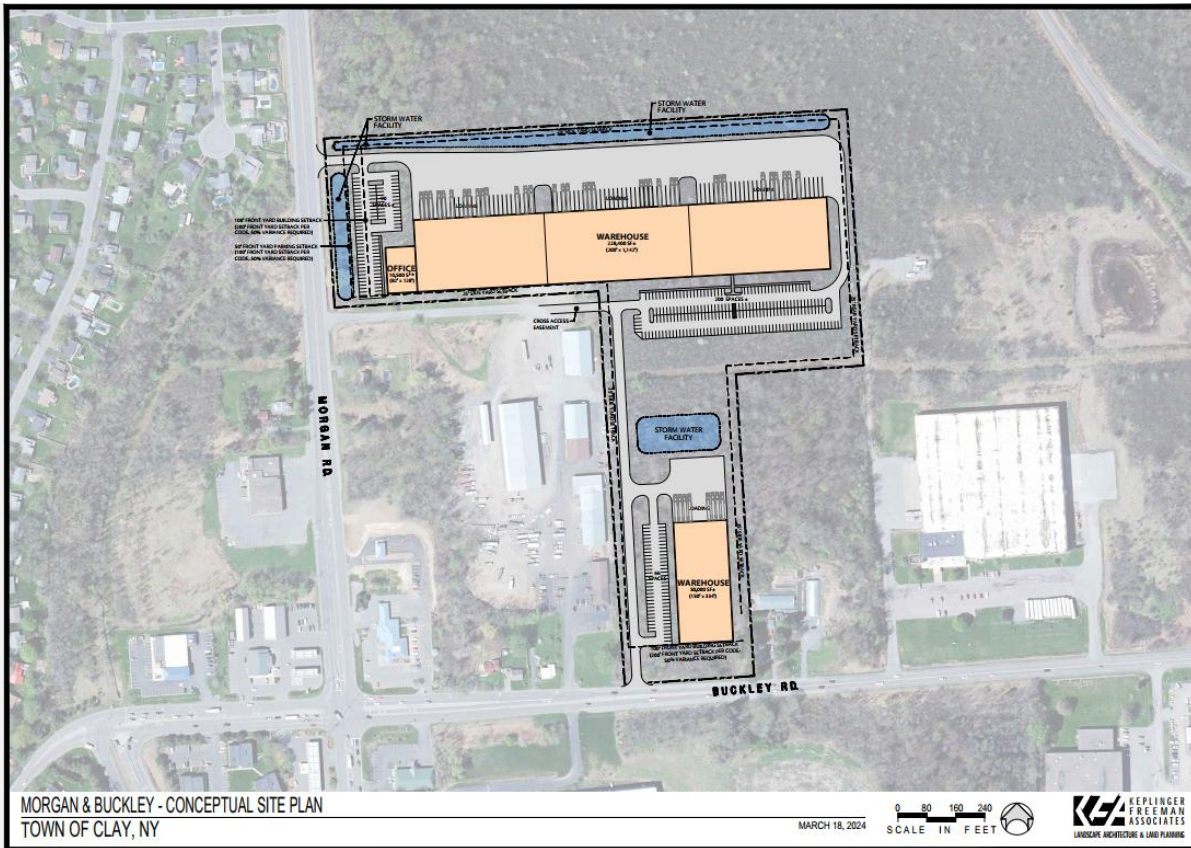


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4487 Buckley Rd & Morgan Rd
Liverpool, New York 13088



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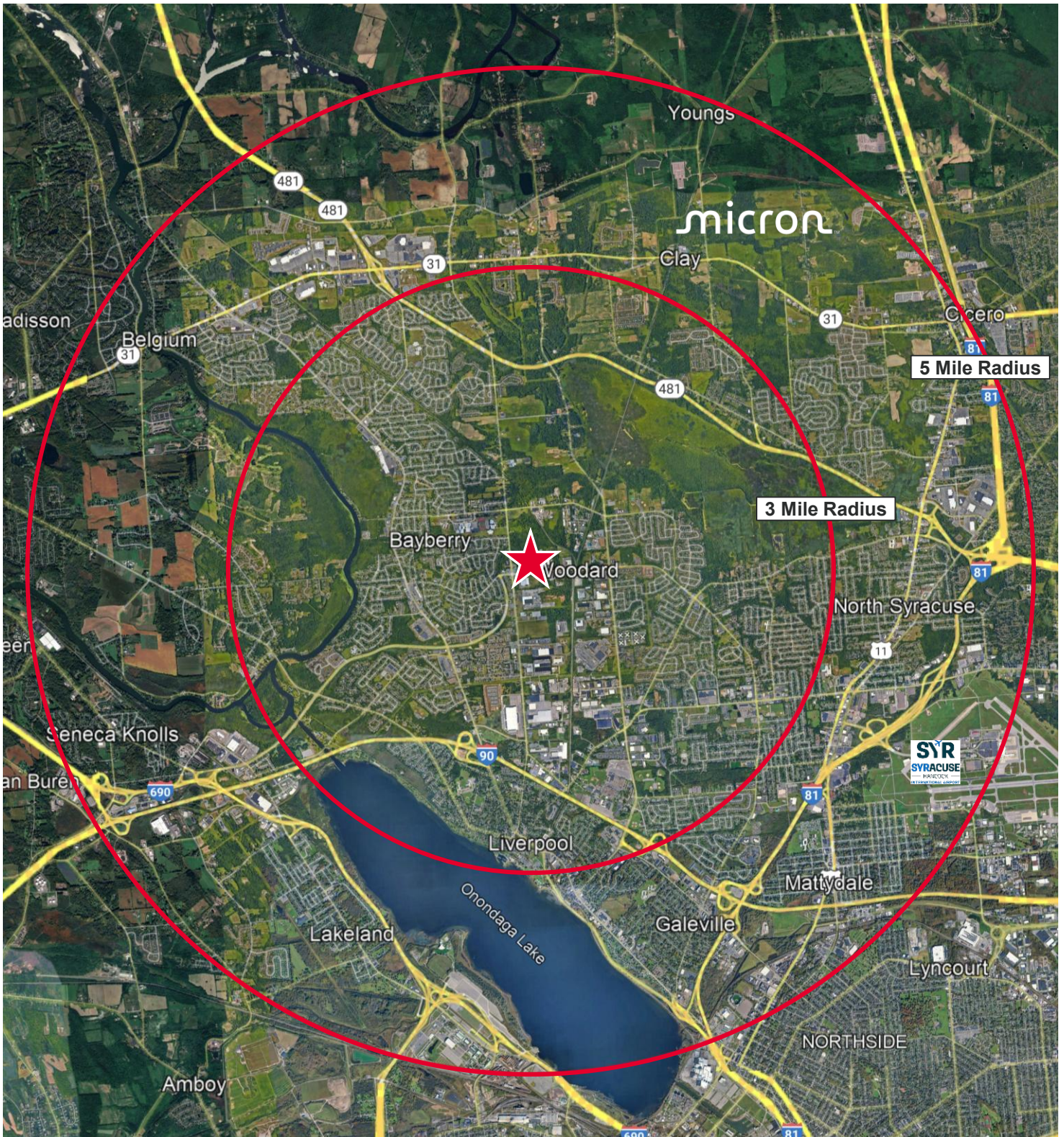


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