

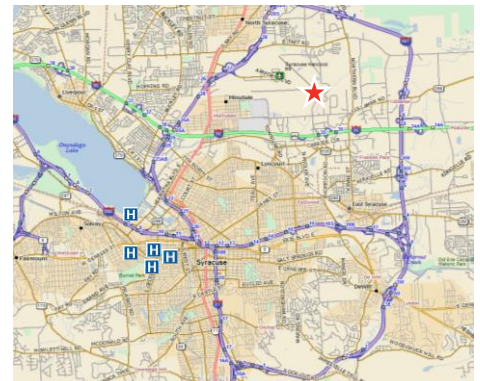


FOR SALE OR LEASE

9.73± ACRE DEVELOPMENT SITE IN BRITTONFIELD OFFICE PARK

Property Highlights

- Adjacent to access ramps for I-481 and the New York State Thruway, I-90
- Excellent highway visibility
- 10 minutes to Hancock International Airport
- 10 minutes to downtown Syracuse and all major hospitals
- Abundant amenities in close proximity
- High exposure location
- All utilities available at site including fiber
- Can be sold/leased as-is or built to suit up to 90,000 SF



EXCLUSIVE CONTACT

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**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**Brittonfield Parkway
East Syracuse, New York 13057**



Demographic	1 Mile	3 Miles	5 Miles
Population	664	14,131	103,373
Households	259	6,288	44,066
Average H.H. Income	\$95,406	\$81,288	\$80,970
Daytime Employees	3,771	32,349	79,766
Source: ESRI Business Analyst 2022			

Traffic Counts	
I-481	36,733 AADT
I-90	29,651 AADT
Fly Road	5,590 AADT
Collamer Road	8,457 AADT
Source: NYS DOT 2019	

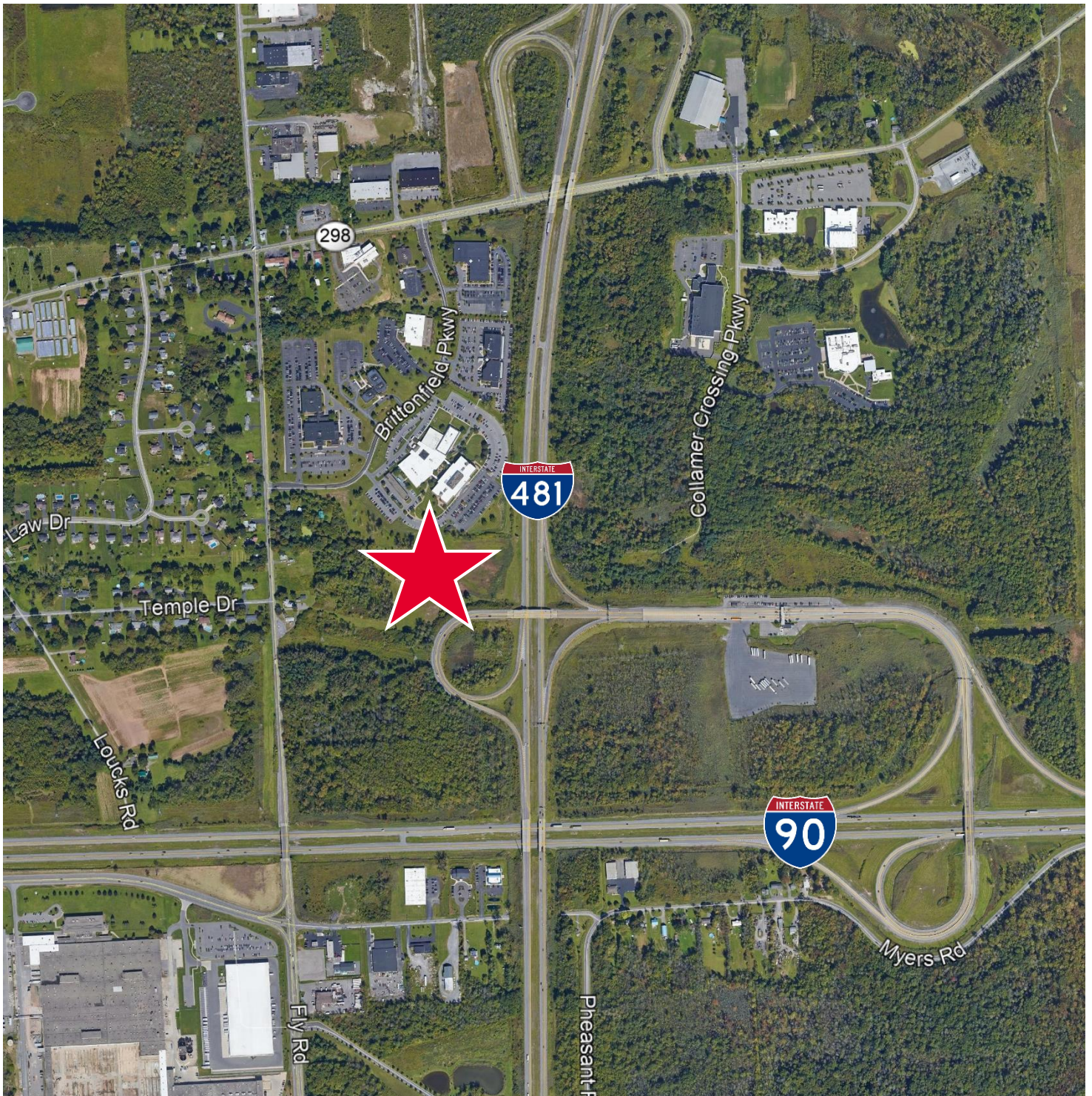


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WAKEFIELD**



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**Brittonfield Parkway
East Syracuse, New York 13057**



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