

**FOR SALE**

QUALITY INDUSTRIAL INVESTMENT / DEVELOPMENT SITE

Property Highlights

- 24,566± SF industrial building situated on 2.05± acres; block and brick construction.
- Two-tenants with long-term renewal at market rate rents
 - 14,000± SF with 1,250± SF office
 - 10,000± SF with 1,250± SF office
- 14' ceiling height under joist
- Each space has a loading dock
- 600 amps, 3 phase power with kick down transformer
- Separate gas and electric service, public WSGE (utilities)
- 50± car parking
- Industrial/Manufacturing building
- Located just off Northern Blvd I-481 N/S
- Well maintained
- Adjacent 45± acres possibly for sale by unrelated Owner



EXCLUSIVE CONTACT

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**CUSHMAN &
WAKEFIELD**

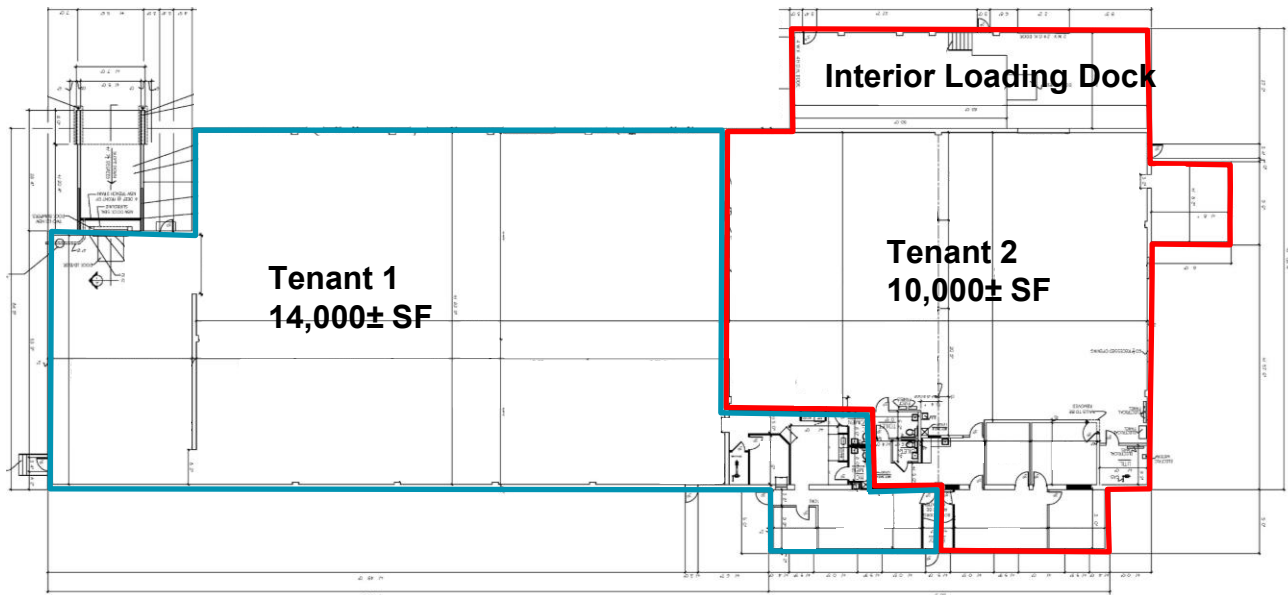


**Pyramid Brokerage
Company**

**7406 Taft Park Drive
East Syracuse, New York 13057**

Exterior Loading Dock

Rear of Building



Front – Taft Park Drive





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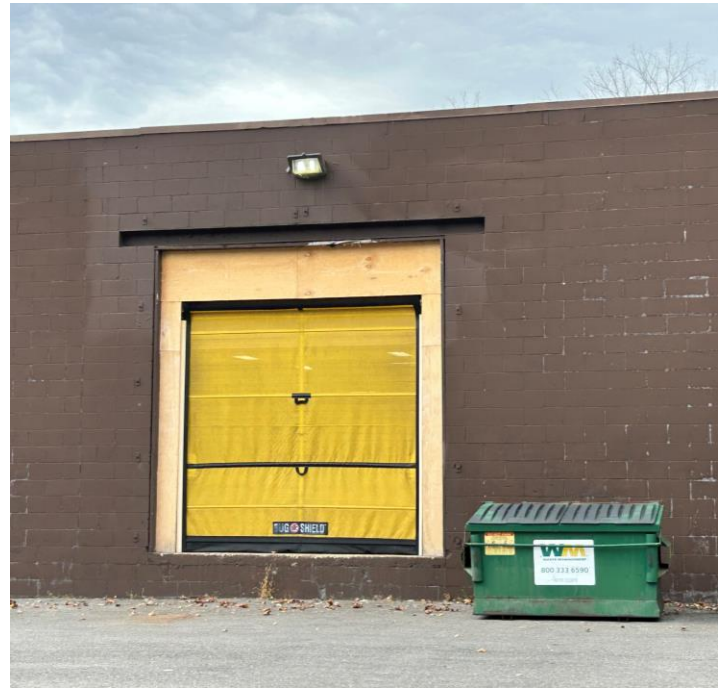


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Loading Dock – Tenant 1



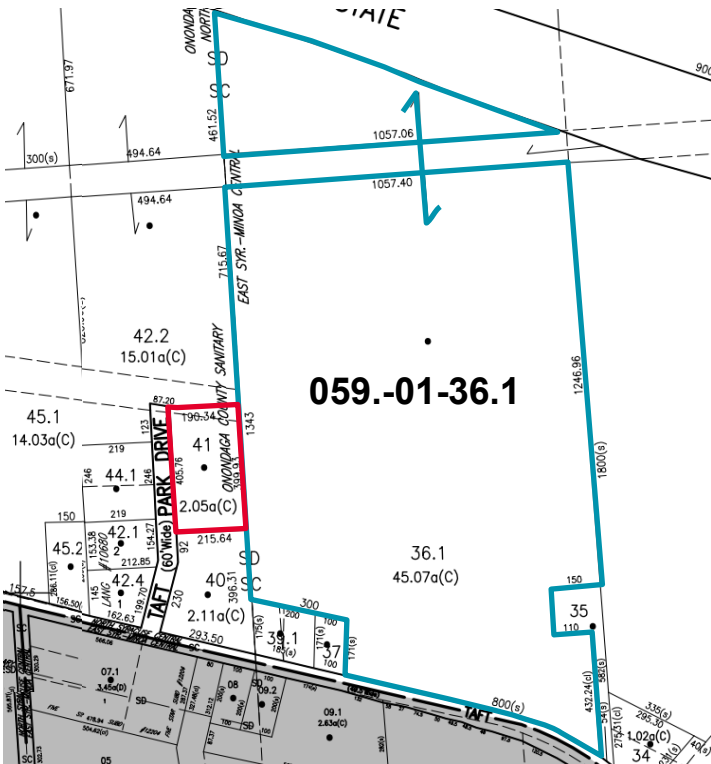
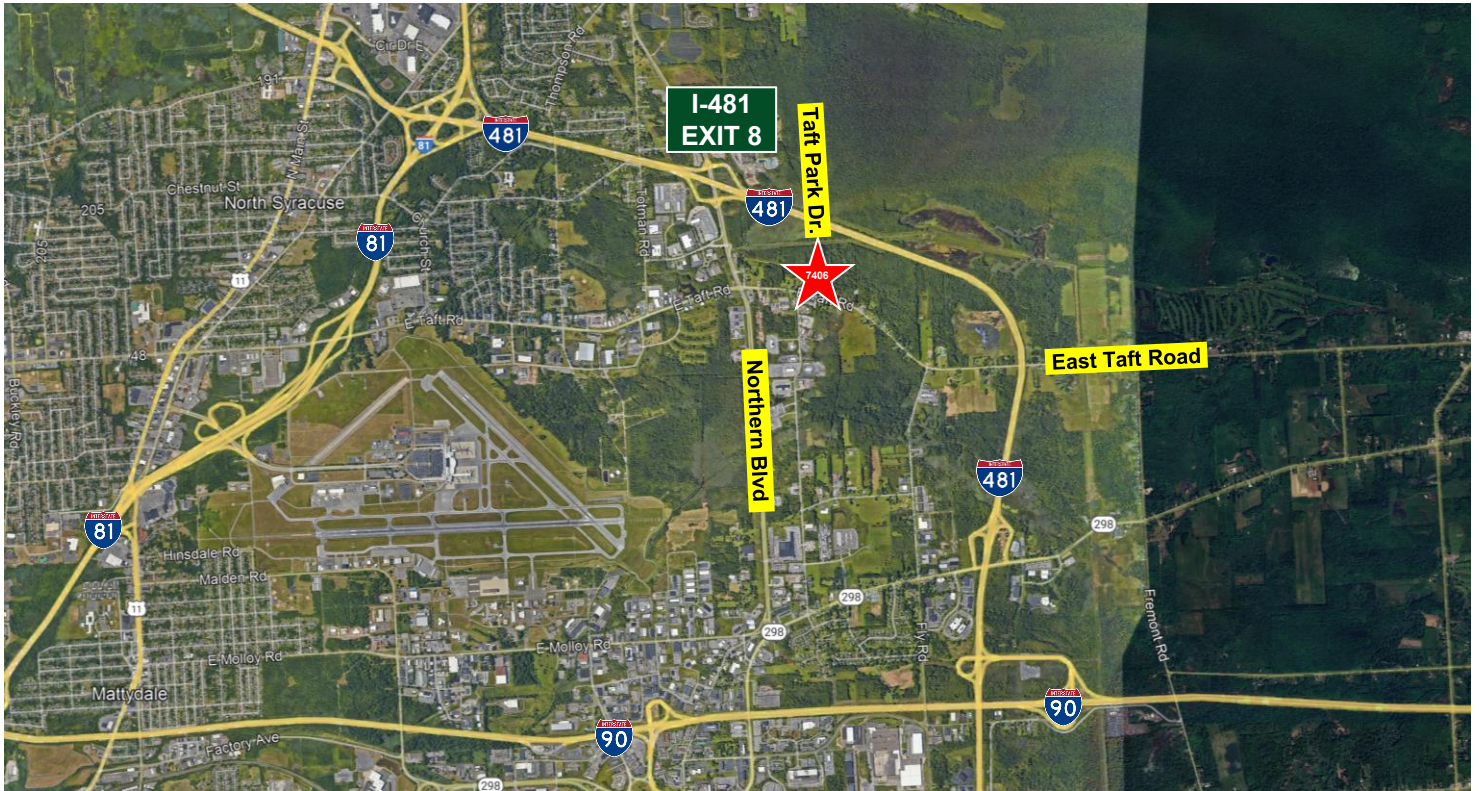
Delivery Door / Exterior Dock – Tenant 1



Interior Rear Loading Dock – Tenant 2



Drive-in Door / Rear Entrance to Warehouse – Tenant 2



****Additional 45± acres (in blue – Tax ID: 059.-01-36.1) possibly for sale by unrelated Owner. Call for details.**