



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**1131 Erie Boulevard West
Syracuse, New York 13204**



FOR SALE OR LEASE

WELL POSITIONED FLEX BUILDING ON THE WEST SIDE

Property Highlights

- 3,879± SF flex/industrial building on Erie Blvd West
- Zoned LI (Light Industry) — accommodates a wide range of industrial, warehouse, distribution, and contractor-related uses
- Clear ceiling heights ranging approximately 10'–22'
- New roof installed in 2024
- Minutes to Downtown Syracuse's Central Business District
- Convenient access to Interstate corridors including I-690 and I-81 for efficient distribution and logistics

Demographic	1 Mile	3 Miles	5 Miles
Population	12,876	120,980	222,119
Households	6,031	49,789	93,246
Average H.H. Income	\$60,912	\$72,325	\$82,082
Daytime Employees	10,313	99,444	146,006

Source: ESRI Business Analyst 2025

Traffic Counts

Erie Blvd W 4,287 AADT

Source: NYS DOT 2024

EXCLUSIVE CONTACT

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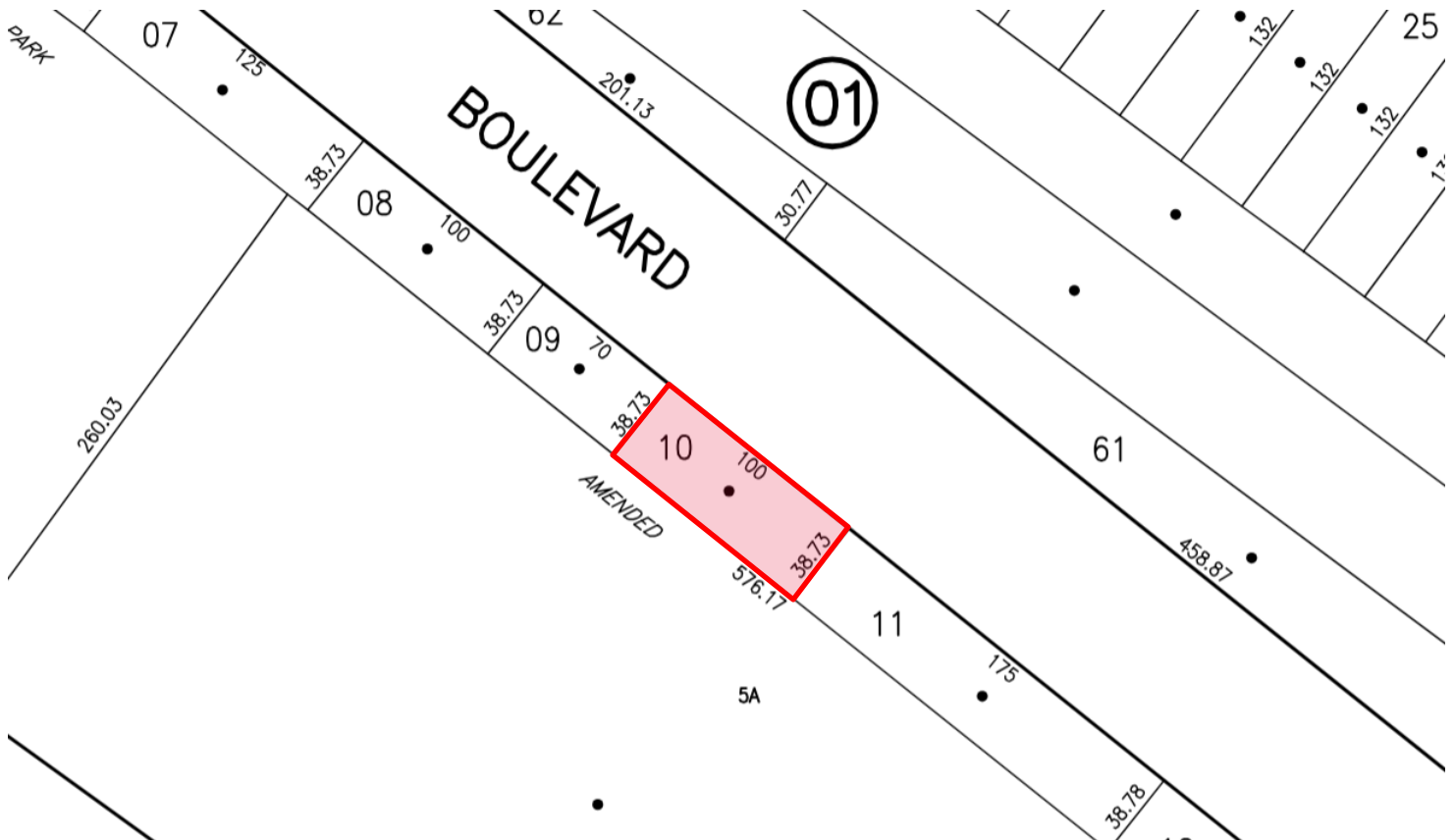
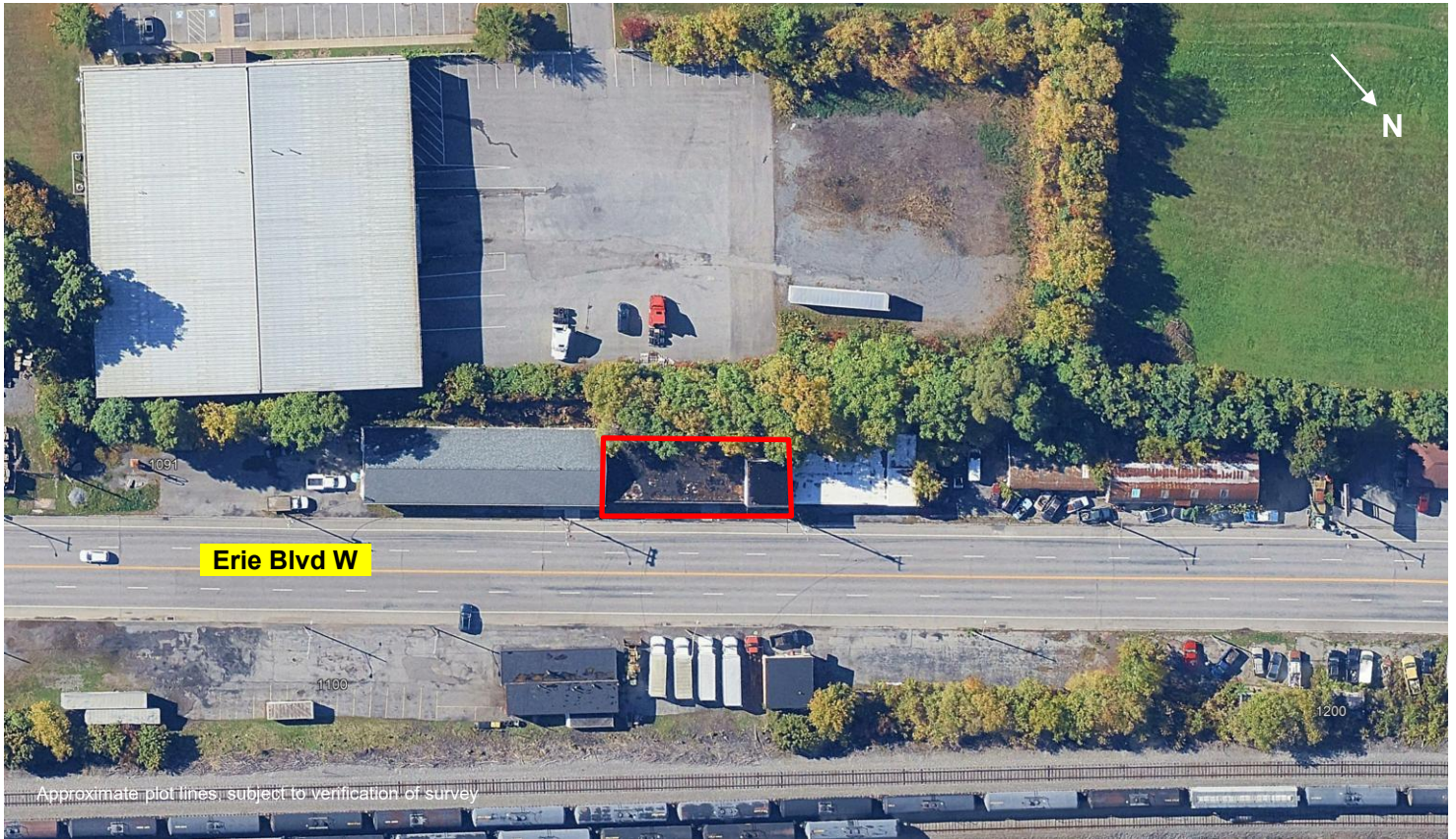


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