



FOR SUBLEASE

20,608± SF INDUSTRIAL SPACE / FORMER AUTO DEALERSHIP

Property Highlights

- 20,608± total square feet on 2.5± acres
- 15' clear ceiling height in warehouse area with 18' to the deck
- Excellent access to NYS Thruway (I-90); one (1) mile to Electronics Parkway Exit 37
- Two (2), overhead drive-in doors on three (3) sides of the building (six total OH doors)
 - Three (3) – 14'h x 12'w, two (2) – 14'h x 16'w, one (1) – 10'h x 10'w
- Excellent visibility on Henry Clay Blvd; located across the street from Lockheed Martin
- 5,000± SF of modern office with bullpen area, large break room, two (2) small conference rooms, large conference room, private work area with for workstations

Demographic

	1 Mile	3 Miles	5 Miles
Population	7,344	56,699	160,951
Households	3,643	25,129	71,477
Average H.H. Income	\$83,191	\$93,443	\$88,582
Daytime Employees	7,555	30,087	94,877

Source: ESRI Business Analyst 2025

Traffic Counts

Henry Clay Blvd.	15,099 AADT/2024
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Source: NYS DOT

EXCLUSIVE CONTACT

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Furnishing available for use during sublet:

- (22) Stand up desks
- (17) Cubicle/desk cabinet
- (10) Office chairs





