

**AVAILABLE**

106,692± SF WAREHOUSE ON 14.6± ACRES

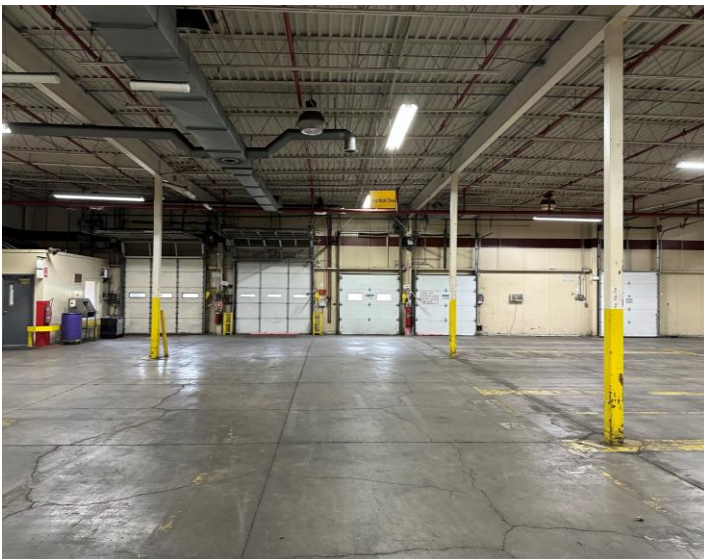
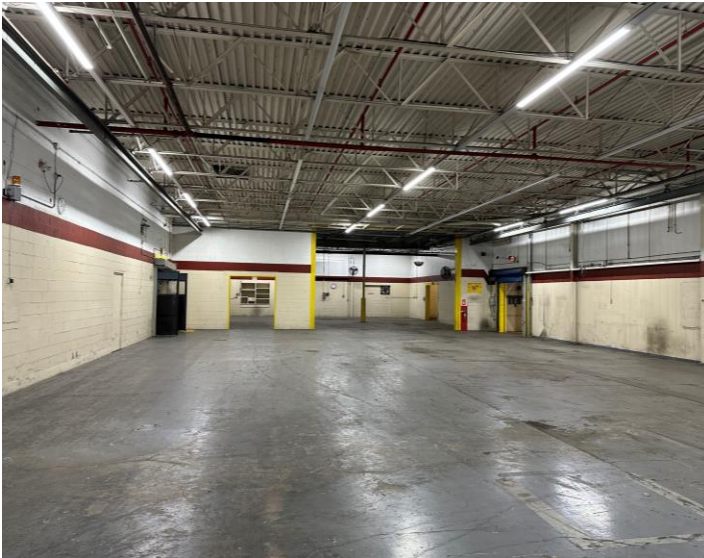
Property Highlights

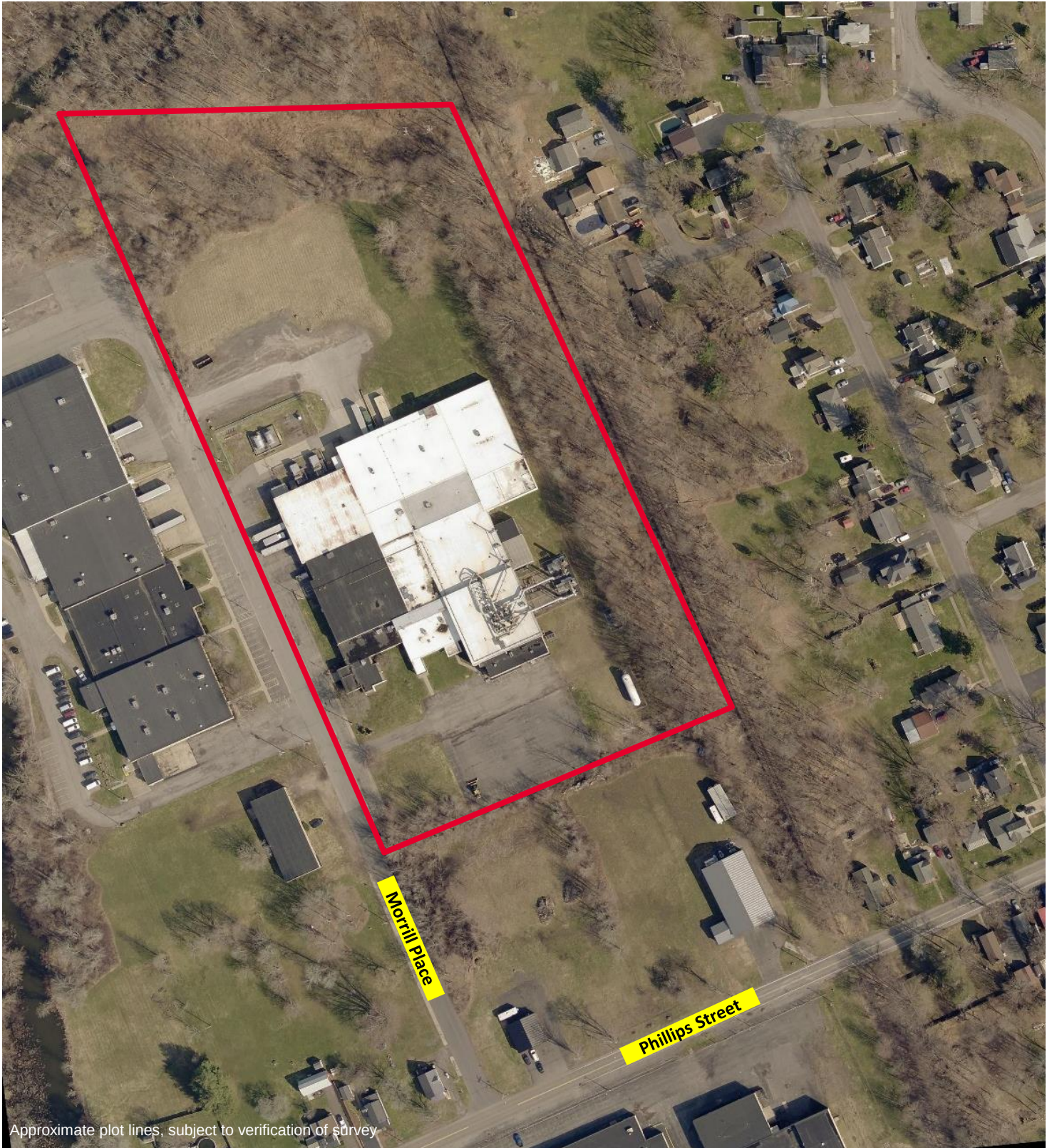
- Nine (9) existing loading docks, four (4) with levelers
- Two (2) grade level drive-in doors
- (1) 10' x 12'
- (1) 10' x 10'
- 15.5' – 23' clear height (approximately 10,000 SF is 23' clear)
- Heavy power – 3000A/600V/3 Phase
- Approximately 10,000 SF of existing office space
- Wet sprinkler system
- Surplus land for outside storage or additional building square footage
- Parking for 100+ cars
- Zoned Manufacturing/Industrial (M-1 City of Fulton)
- Gas fired heat throughout and AC in office areas
- Owner will make alterations and improvements per tenant requirements
- Below market lease rate

EXCLUSIVE CONTACT

Mark Austin
Real Estate Salesperson
+1 315 445 8538
maustin@pyramidbrokerage.com

5845 Widewaters Parkway, Suite 200
East Syracuse, New York 13057
+1 315 445 1030
pyramidbrokerage.com





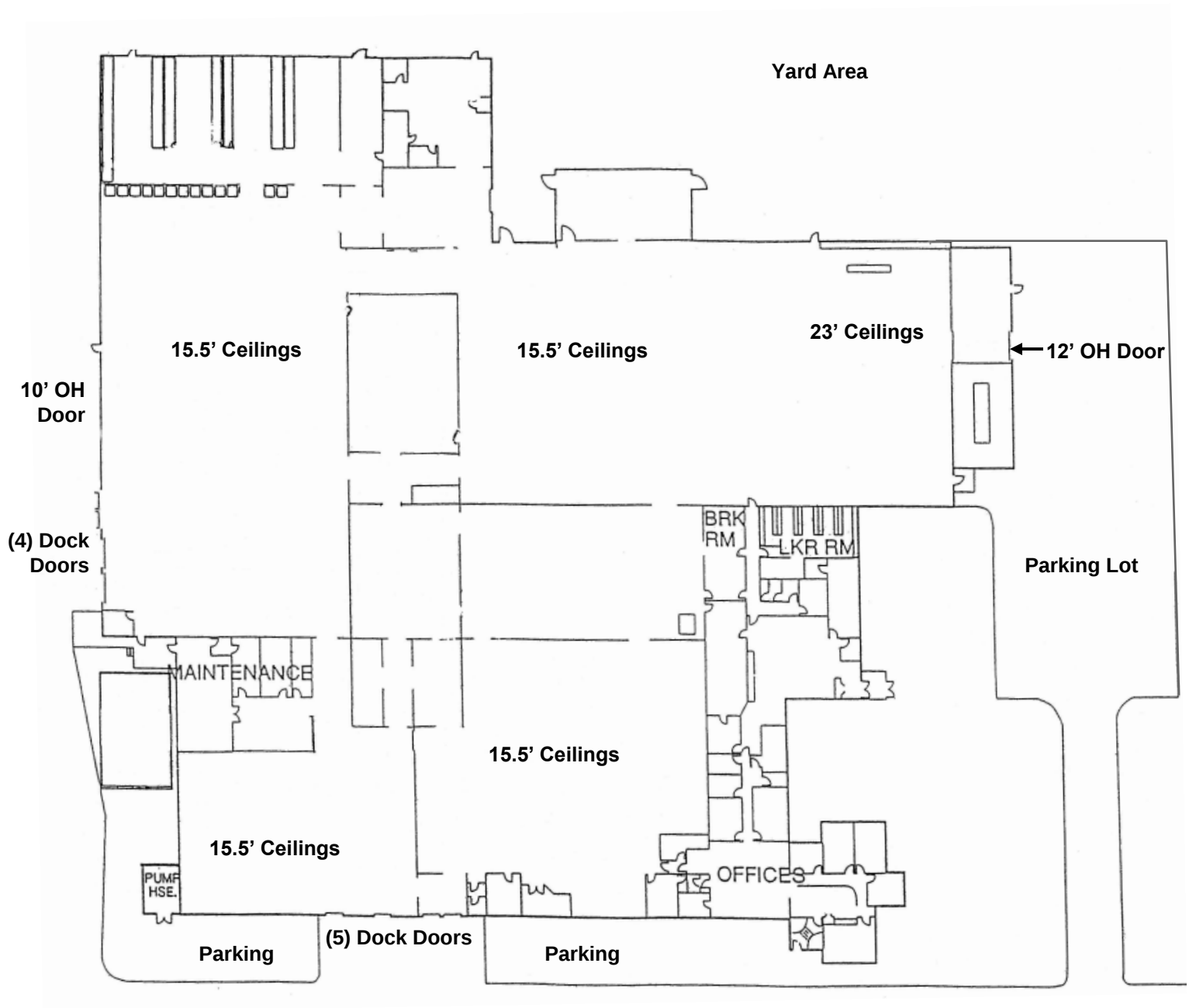


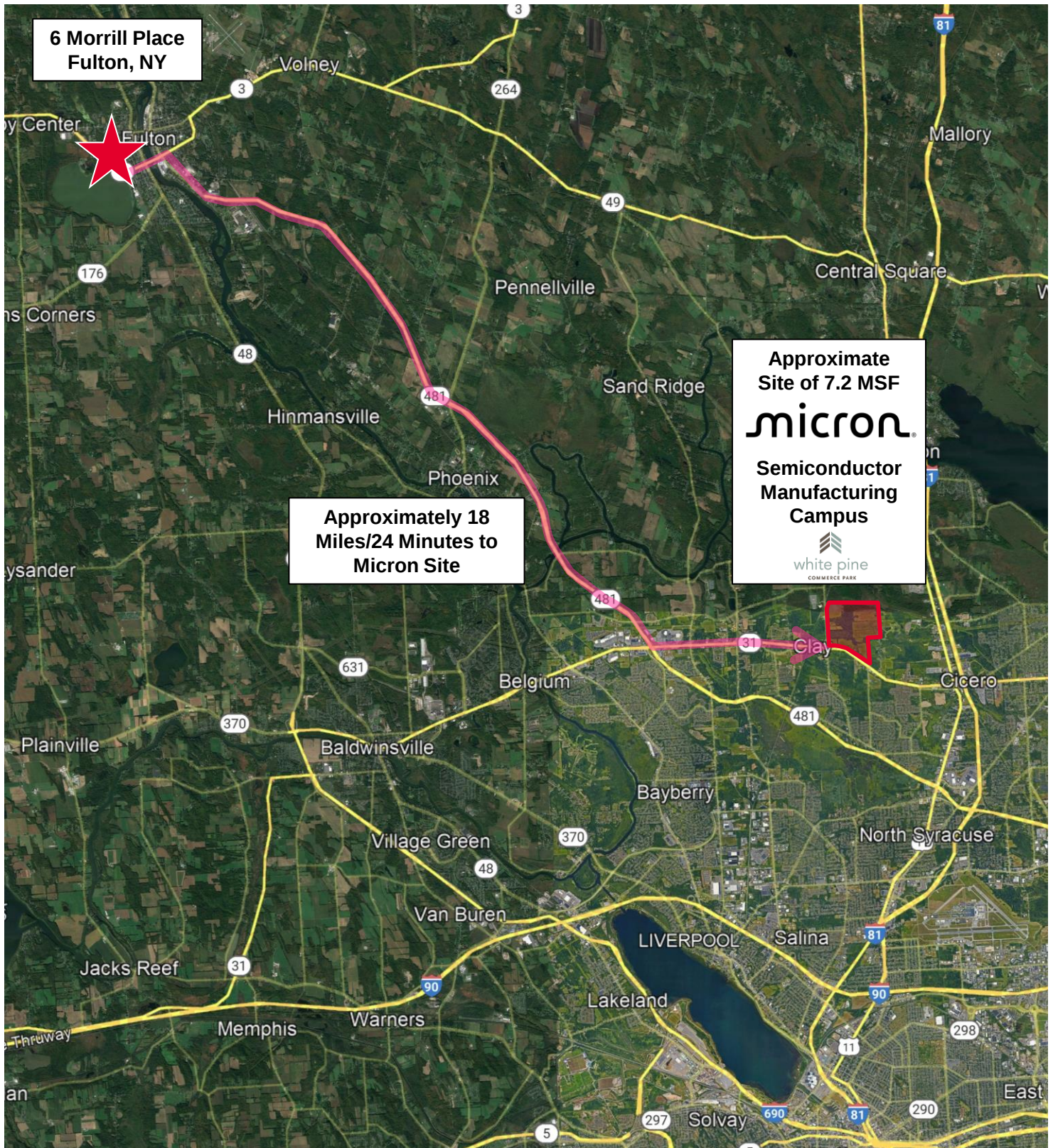
**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**6 Morrill Place
Fulton, New York 13069**





“Micron to Spend up to \$100 Billion on Chip Factory and Create Nearly 50,000 Jobs”

- Wall Street Journal

“This is incredible and transformative news for Central New York and for the entire U.S. economy. It’s going to make Central New York one of the centers of high-end chip manufacturing, not just in the United States but in the world.”

- Chuck Schumer, C-NY



Micron is coming to New York

