


FOR SALE

9,450± TOTAL SQ. FT. ON 4.27± ACRES

Property Highlights

- 9,450± total square feet
 - 600± SF office
 - 8,850± SF industrial
- Situated on 4.27± acres with over 700' frontage on Butternut Drive
- 8' to 16' ceiling height
- 3 phase power
- Seven (7) grade level doors (two buildings)
- Easy access to I-690, I-481 and I-90 (NYS Thruway)

Demographic	1 Mile	3 Miles	5 Miles
Population	1,655	37,751	114,704
Households	780	16,239	47,594
Average H.H. Income	\$126,585	\$116,448	\$103,133
Daytime Employees	2,462	39,962	86586

Source: ESRI Business Analyst 2026

Traffic Counts

Manlius Center Road	18,426 AADT
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Source: NYS DOT 2025

EXCLUSIVE CONTACT

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**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**5970 Butternut Drive
East Syracuse, New York 13057**



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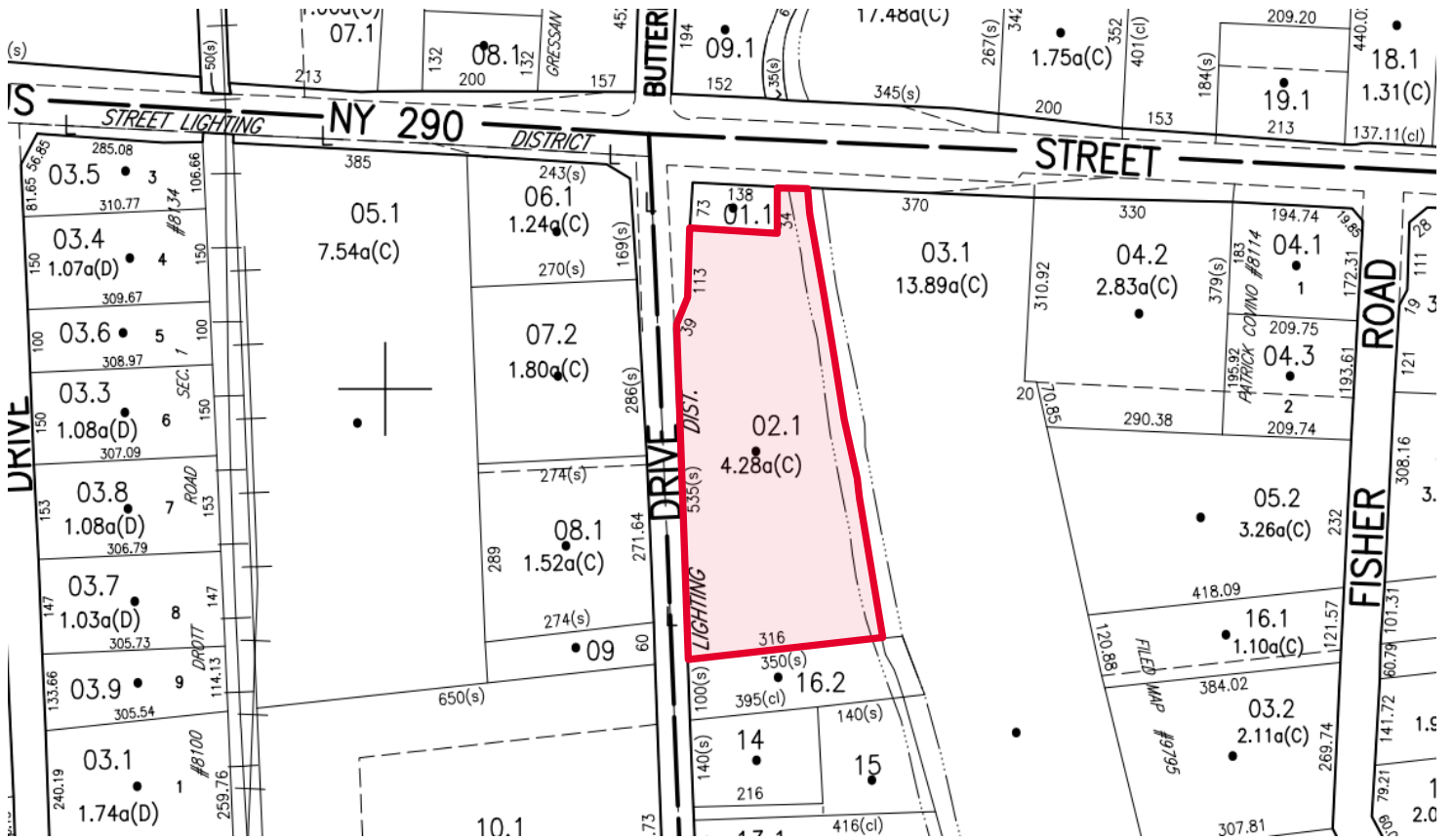
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View of Property Looking East



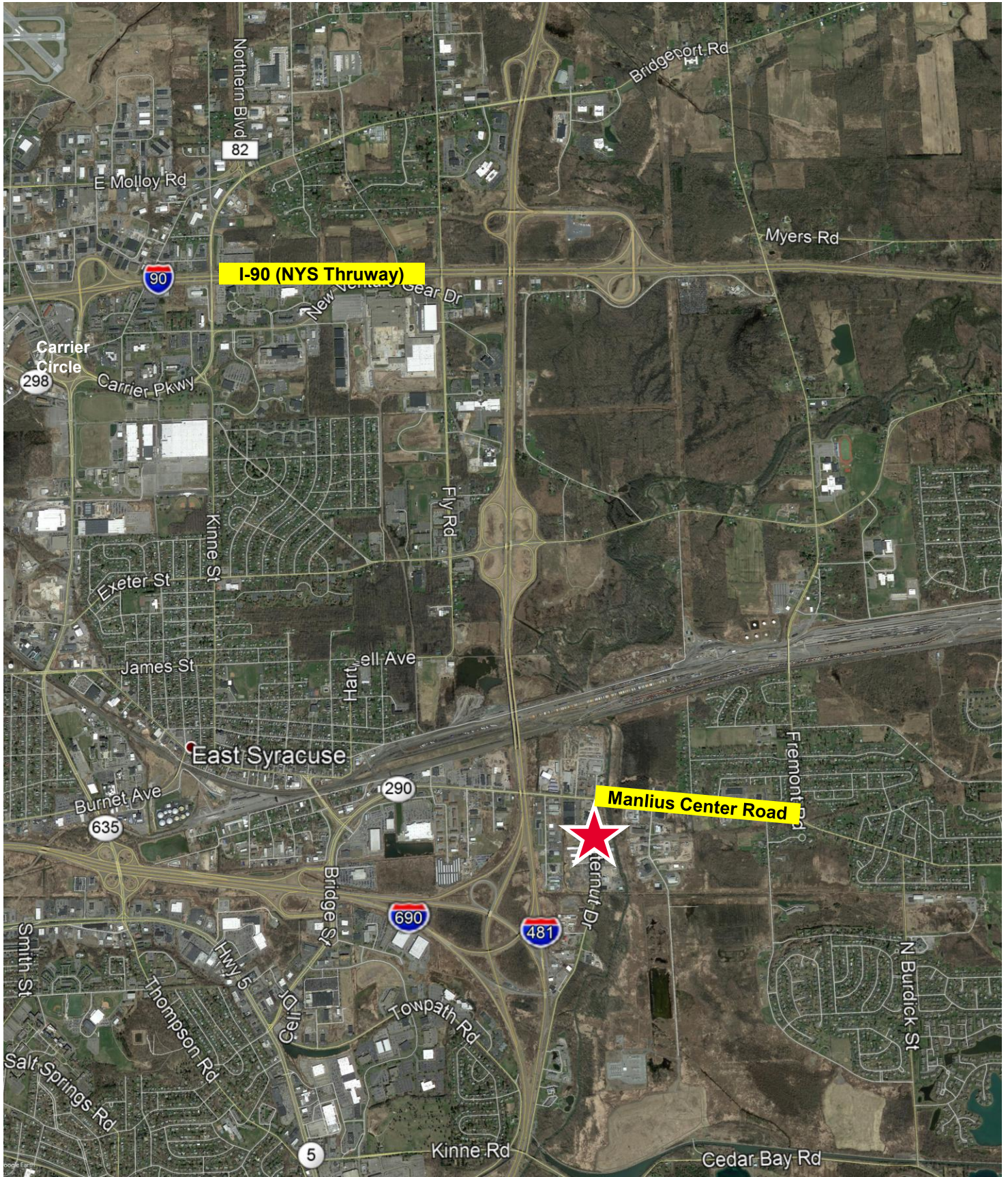


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