

**FOR SALE**

3.520± SF FLEX / SERVICE BUILDING

Property Highlights

- 3,520± SF building on corner lot
- Currently configured for hardware sales business with sales counter, small retail area, offices and approximate 2,500 SF warehouse area
- Clear span warehouse with 12' 10" clearance to bottom of roof joists
- Loading dock platform in place with scissor lift to receive pallets at 24" of full truck trailer height
- 8' x 8' dock door
- Great signage and presence on East Molloy Road
- In proximity to I-81 and NYS Thruway (I-90)
- Current owner to vacate building December 2026



EXCLUSIVE CONTACT

Christopher Savage, SIOR
Real Estate Salesperson
+1 315 445 8519
csavage@pyramidbrokerage.com

James A. Laurenzo
Associate Real Estate Broker
+1 315 445 8518
jlaurenzo@pyramidbrokerage.com

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



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**122 East Molloy Road
Syracuse, New York 13211**



Warehouse



Sales Counter & Retail



Receiving Area



Frontage



CUSHMAN &
WAKEFIELD



Pyramid Brokerage
Company

4691 Buckley Road
Clay, New York 13088



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.