



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**533 South Fourth Street
Fulton, New York 13069**



FOR SALE OR LEASE

30,000± SF NEW INDUSTRIAL BUILDING

Property Highlights

- 30,000± total square feet to meet tenant requirements as needed
- Situated on 1.75± acres
- Ceiling height 24 – 27' or greater
- 1200 Amp 3 Phase power
- Docks and drive-in doors
- Fully sprinklered
- Half mile to Interstate I-481
- 17 miles to the Mircon site (all via Interstate 481)
- Former Nestle building on the site being demolished
- Economic incentives available
- Warehouse and manufacturing uses permitted

EXCLUSIVE CONTACT

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**533 SOUTH 4TH STREET
FULTON, NEW YORK**
CONCEPTUAL SITE PLAN
KEY FEATURES

- Up to 30,000 SF build-to-suit commercial/industrial facility
- Flexible design for manufacturing, warehouse, office or specialized uses
- Dedicated employee parking
- Truck loading with dock positions and drive-in access
- Professional site design with landscaping and modern circulation
- Strategically located in Fulton, NY with convenient access to regional transportation routes and the growing Central New York semiconductor and advanced manufacturing corridor

LEGEND

-  Proposed Building (±30,000 SF)
-  Pavement / Drive Aisle
-  Sidewalk / Concrete
-  Landscaping / Green Space
-  Proposed Tree
-  Property Line



0' 25' 50' 100'
SCALE: 1" = 50'-0"

CONCEPTUAL PLAN
SUBJECT TO FINAL ENGINEERING AND APPROVALS.

**533 SOUTH 4TH STREET
FULTON, NEW YORK**

**A NEW OPPORTUNITY
FOR A STRONGER TOMORROW**



**A STRATEGIC LOCATION
AT THE CENTER
OF OPPORTUNITY**



15-20 MIN
Port of Oswego



30 MIN
Syracuse



20 MIN
Interstate 81



20 MIN
Micron / Clay



25 MIN
Syracuse Hancock
International Airport



20 MIN
NYS Thruway / I-90

Drive times are approximate and may vary based on traffic conditions.

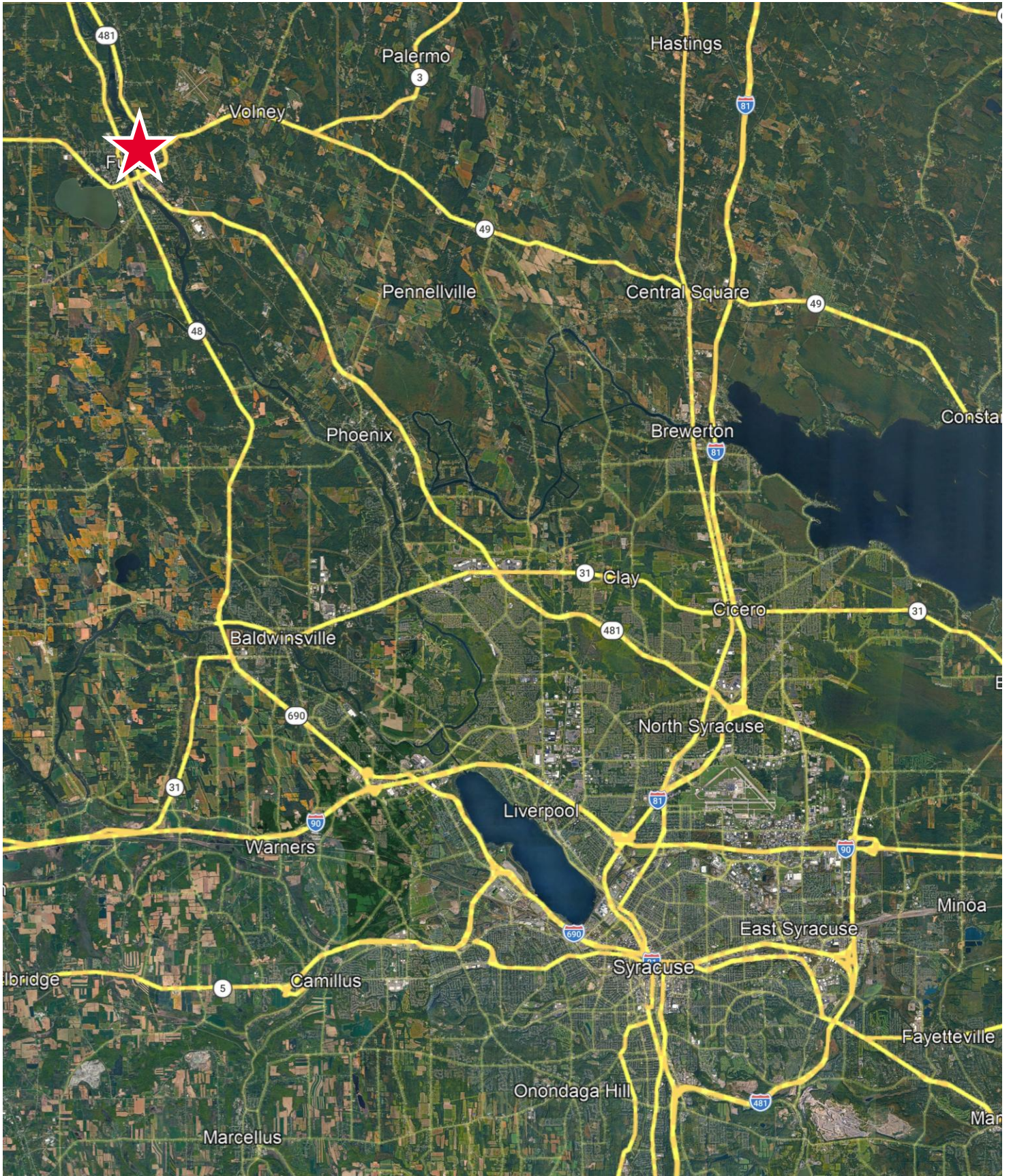


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