CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

1043 County Route 25
Oswego, New York 13126



FOR SALE OR LEASE

105,500± SF DISTRIBUTION FACILITY

Property Highlights

- 105,500± square foot warehouse situated on 15.51± acres
- Building 1 – 62,428± SF
  - 50,528± SF temperature-controlled warehouse
  - 11,900± SF office
  - Ten (10) truck height dock doors
  - One (1) 12'w x 14'h drive-in door
  - 24-29’ clear height
- Building 2 – 43,018 ± SF
  - 41,040± SF warehouse
  - 1,978± SF office
  - Three (3) 9'w x 10'h truck height dock doors
  - Six (6) grade level drive-in doors
  - 16’-25’6” clear height
- Significant surplus of land for trailer parking, outside storage or future expansion
- Ideal for food and beverage distribution, trucking, logistics, ecommerce fulfillment, etc.



EXCLUSIVE CONTACT

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Building 1 Highlights

Year Built	2014	**Ceiling Heights**	24’ to 29’
Total Building SF	62,428± SF	**Incoming Power**	800A / 480V / 3 Phase
Warehouse	43,228± SF	**Sprinklers**	100% sprinklered
Keg Cooler	4,800± SF	**Docks**	Ten (10) truck height dock doors all 10’w x 11’h Six (6) VTL internal dock levelers One (1) traditional dock leveler
Office Area	11,900± SF (on two floors)		
Mezzanine Storage	2,500± SF	**Overhead Doors**	One (1) drive-in door, 12’w x 14’h
Air Conditioning	100%		



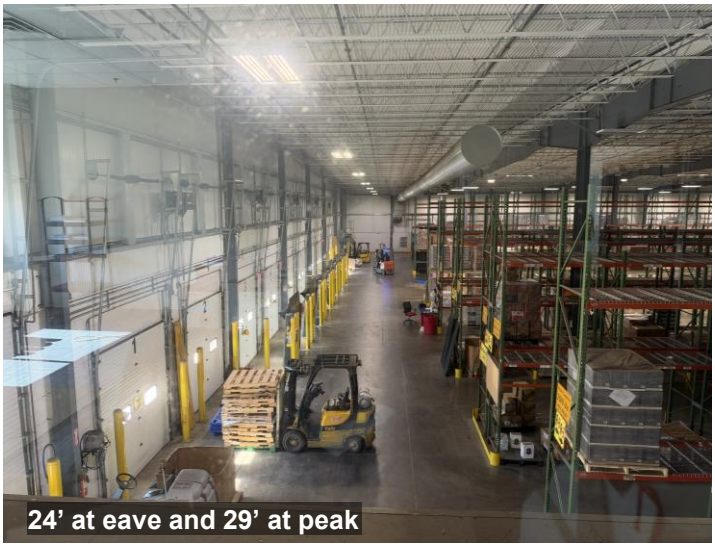
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Building 1

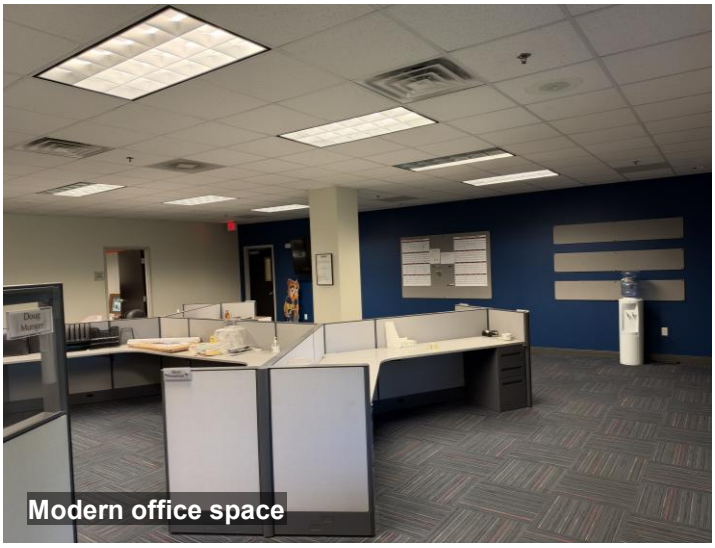

Building 1 from the south


Building 1 from the east


100% temperature controlled

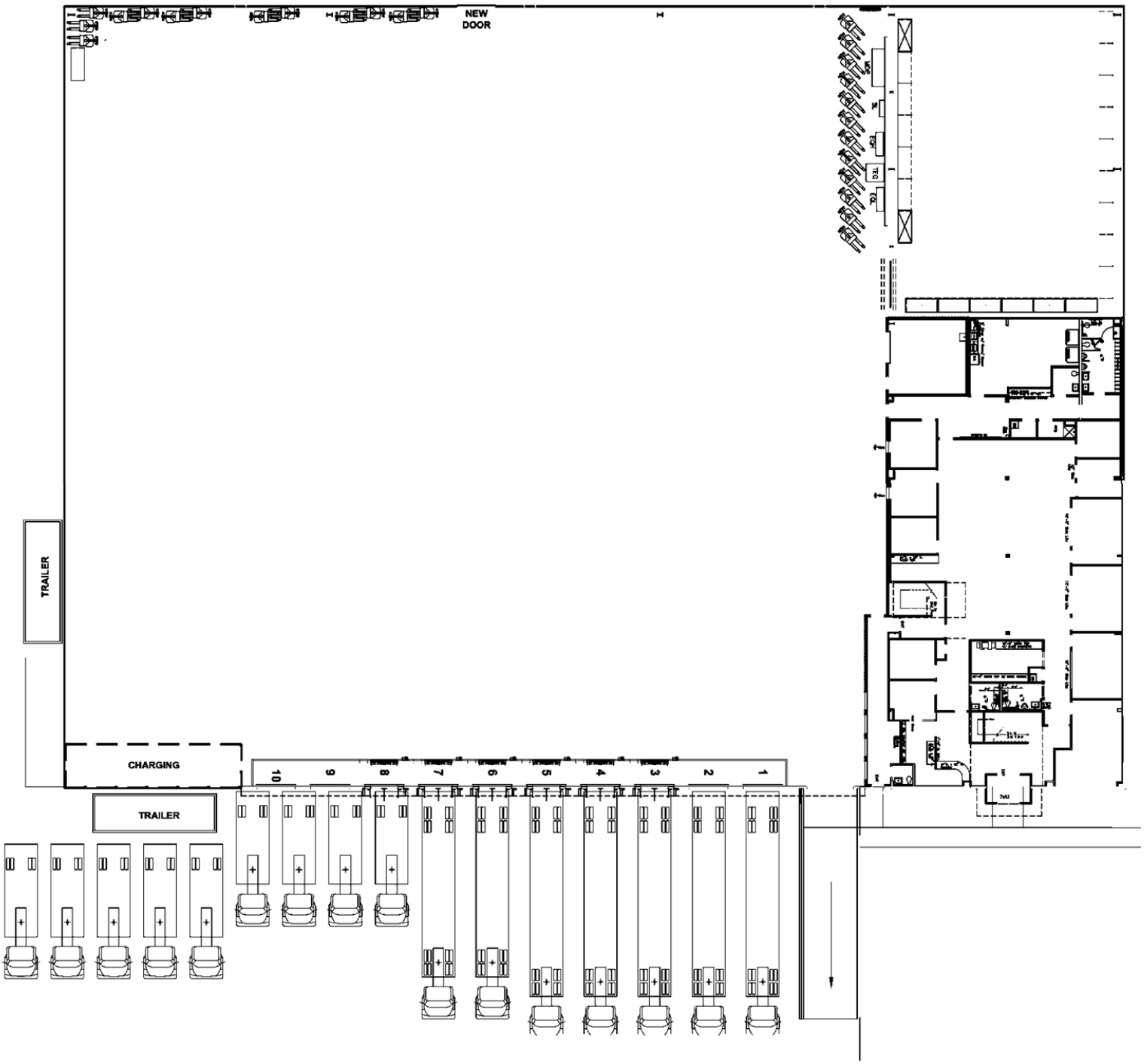

24’ at eave and 29’ at peak


Professional conference room


Modern office space

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Building 1



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Building 2 Highlights

Year Built	1975
Total Building SF	43,018± SF
Warehouse	41,040± SF
Office Area	1,978± SF
Docks	Three (3) truck height dock doors
Ceiling Height	16’ to 25’6”
Incoming Power	400A / 240V / 3 Phase

Drive-In Doors Six (6) grade-level, drive-in doors

Width	Height
11’9”	14’
10’	14’
20'	14’
10'	13’
14'	14’
11’9”	13’ 9”



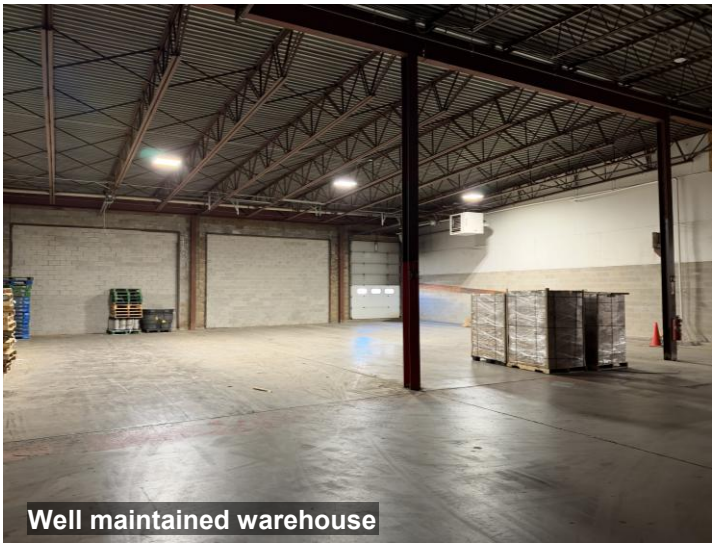
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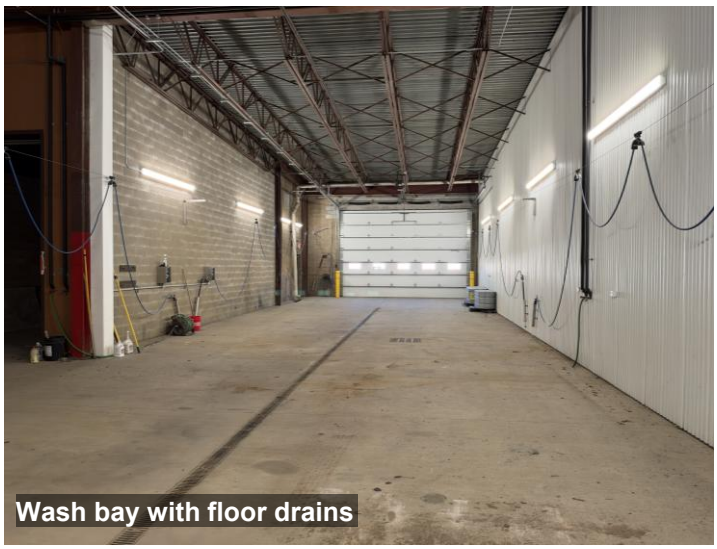
Building 2

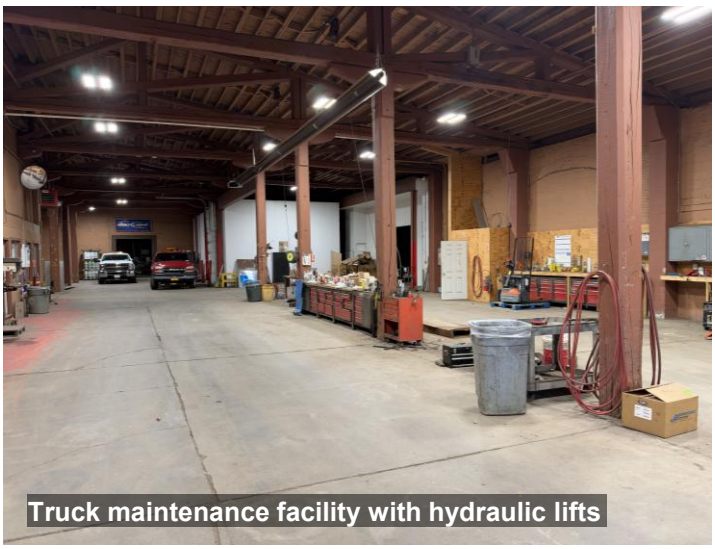

Building 2 from the east


Building 2 from the south


Temperature controlled warehouse

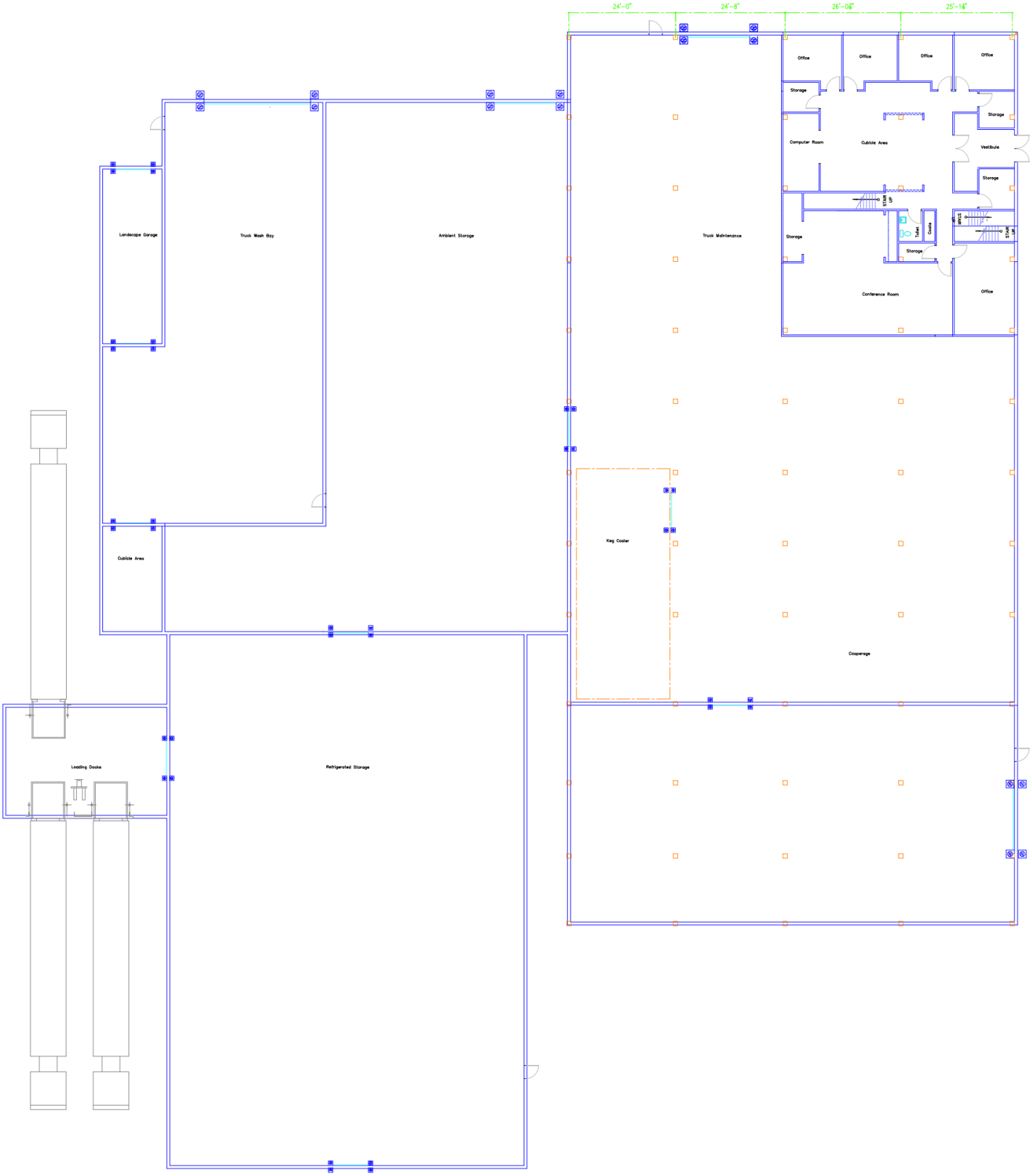

Well maintained warehouse


Wash bay with floor drains


Truck maintenance facility with hydraulic lifts

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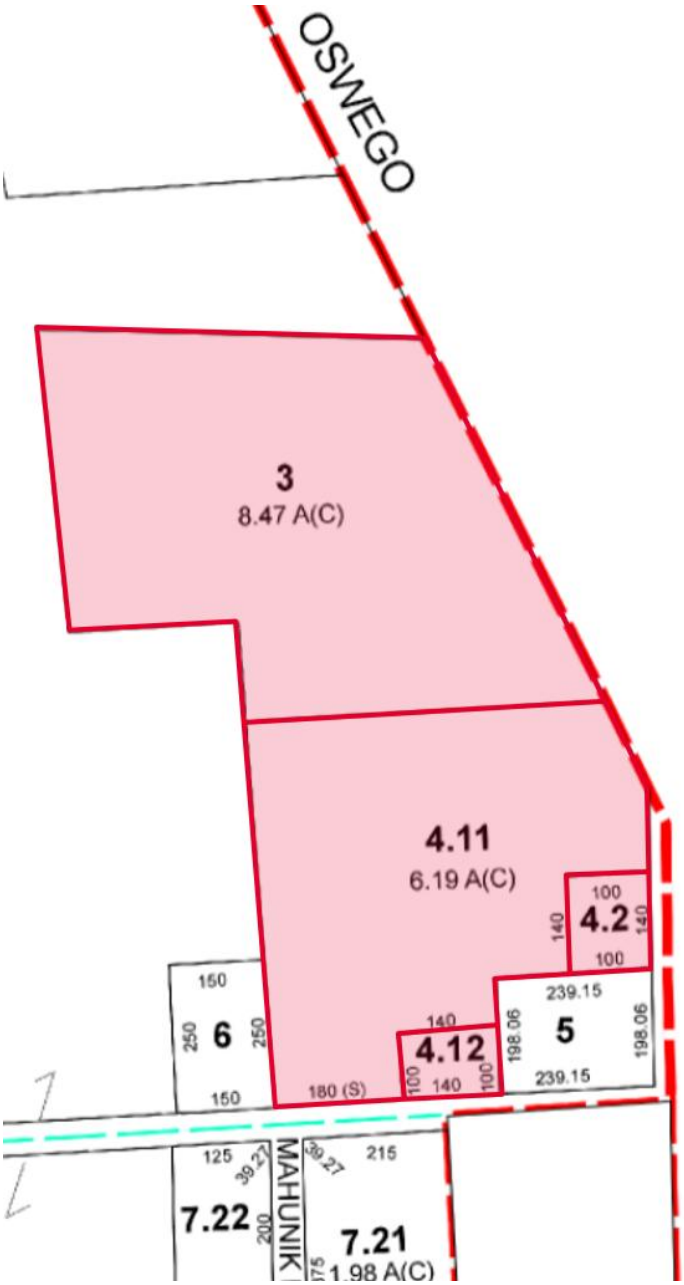
Building 2

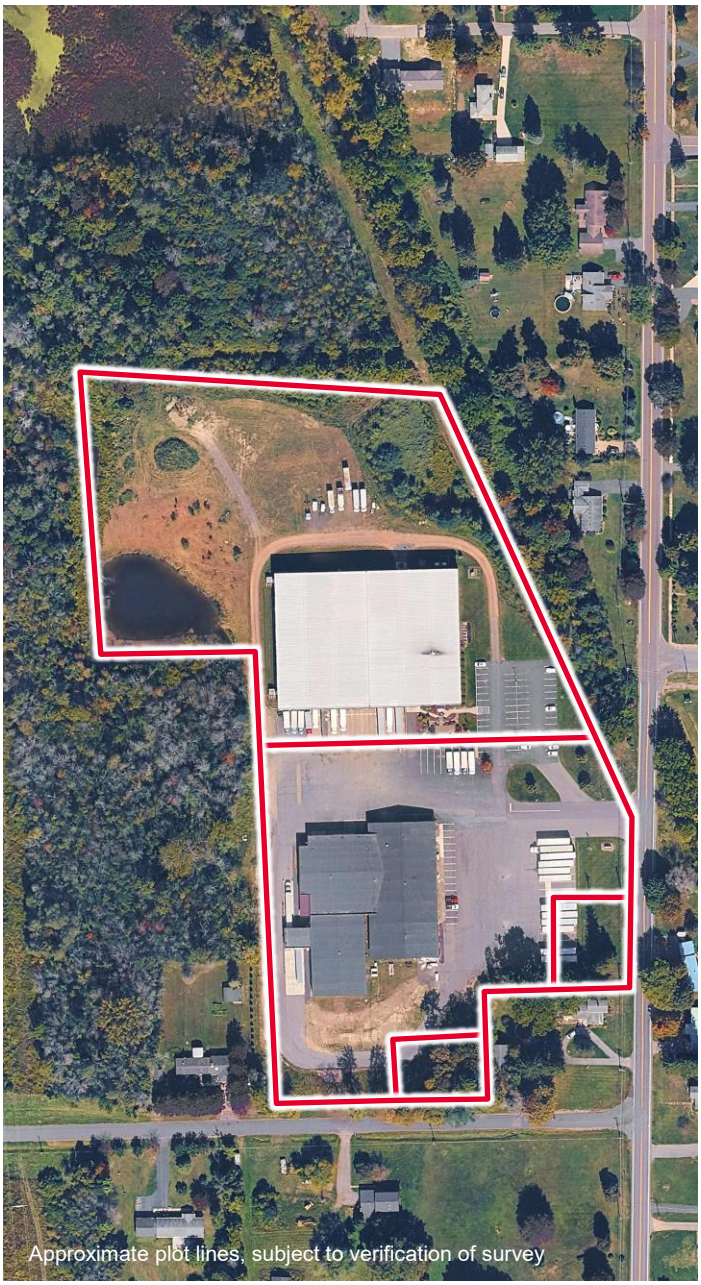


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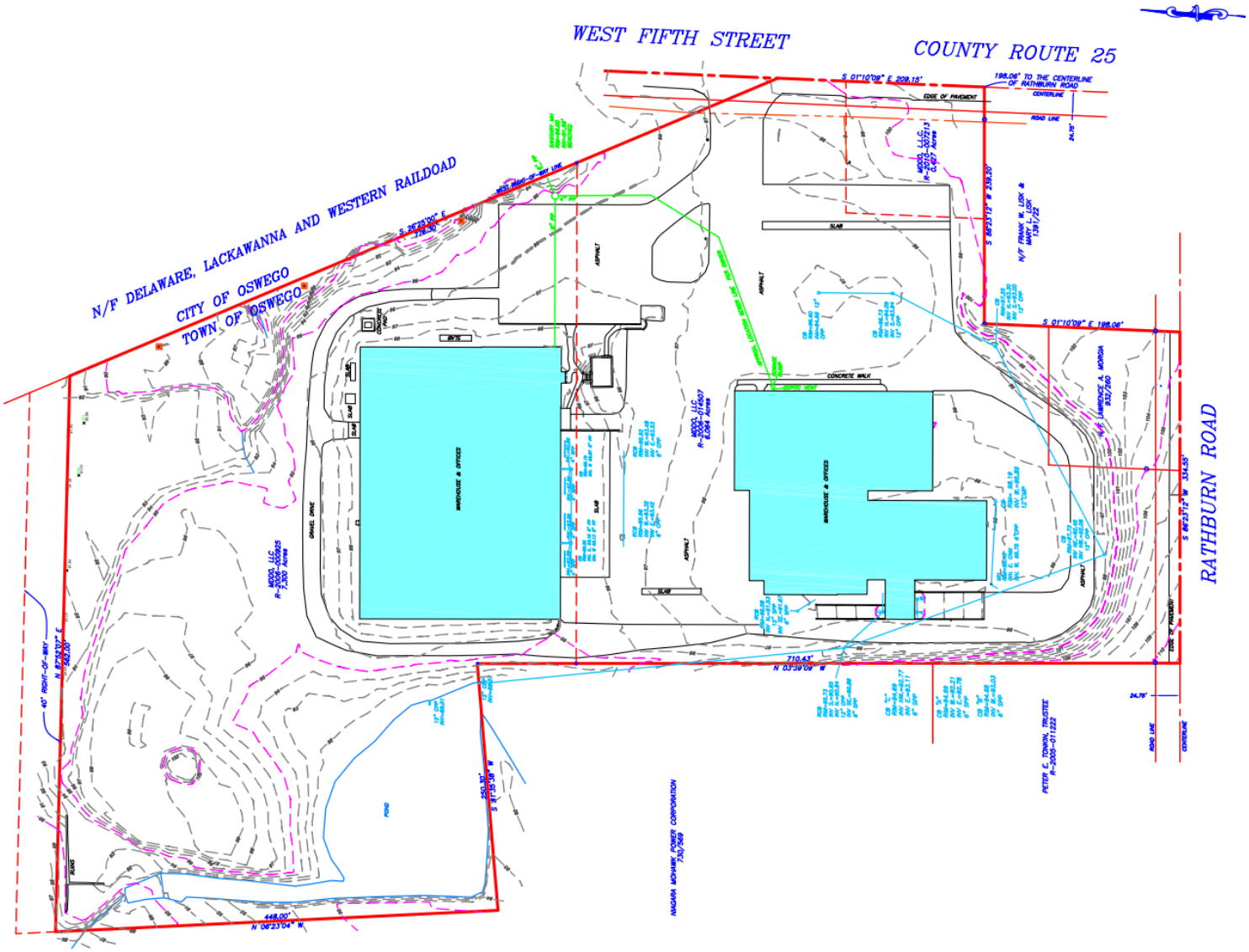


- 15.51± acres
- Adjacent to CSX railroad

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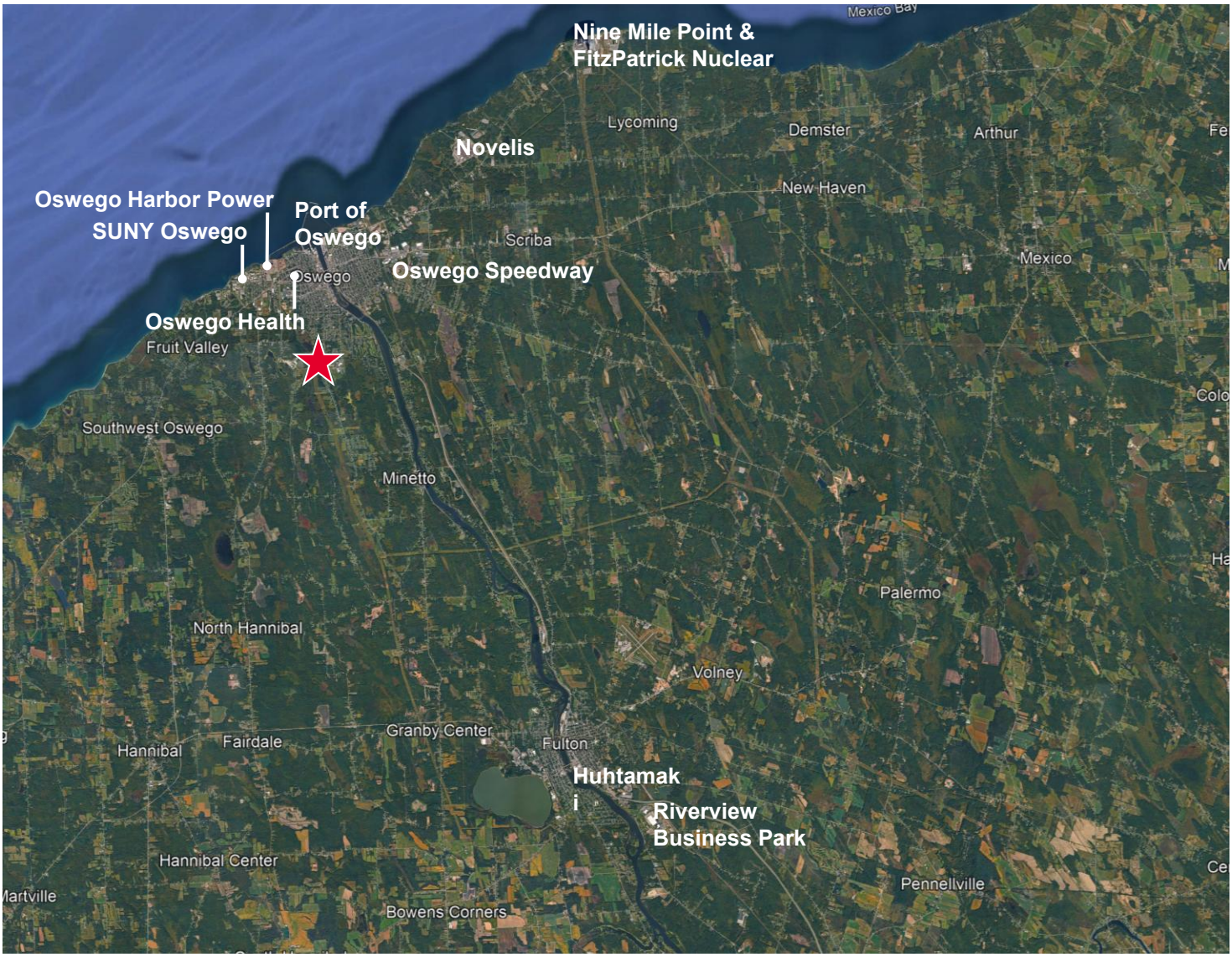
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Travel Time/Distance to CNY Destinations

Port of Oswego	9 minutes / 2.7 miles
Oswego City Center	5 minutes / 2.1 miles
NY-104	6 minutes / 1.7 miles
NY-481	6 minutes / 2.1 miles
I-81 (Exit 118)	36 minutes / 22.2 miles
I-90	35 minutes / 27.2 miles
Micron	42 minutes / 27.4 miles
Downtown Syracuse	47 minutes / 36.2 miles

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