

FOR LEASE

6179 East Molloy Road

East Syracuse, New York 13057



Excellent Flex Building

6,000± SF Flex Building

Property Highlights

- 6,000± total square feet
 - Office: 1,500± SF
 - Warehouse: 4,500± SF
- Three (3) private offices, kitchen, two (2) restrooms, conference room and warehouse
- Warehouse is fully heated and air conditioned
- 13' ceiling height
- 400 amp 3 phase power
- Two (2) truck height docks
- Highly visible location with great access to highways and NYS Thruway (I-90)
- Renovated in 2018 with new paint, flooring, HVAC (A/C in warehouse)

Demographic	1 Mile	3 Miles	5 Miles
Population	173	42,418	163,871
Households	68	19,318	69,917
Average H.H. Income	\$58,691	\$79,413	\$81,050
Daytime Employees	8,702	37,221	150,848

Source:

Traffic Counts

East Molloy Road	8,341 AADT
Thompson Road	10,798 AADT

Source: NYS DOT 2023

Contact

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CUSHMAN &
WAKEFIELD

Pyramid Brokerage
Company



Loading area



Clean warehouse area



Conference room



Private office

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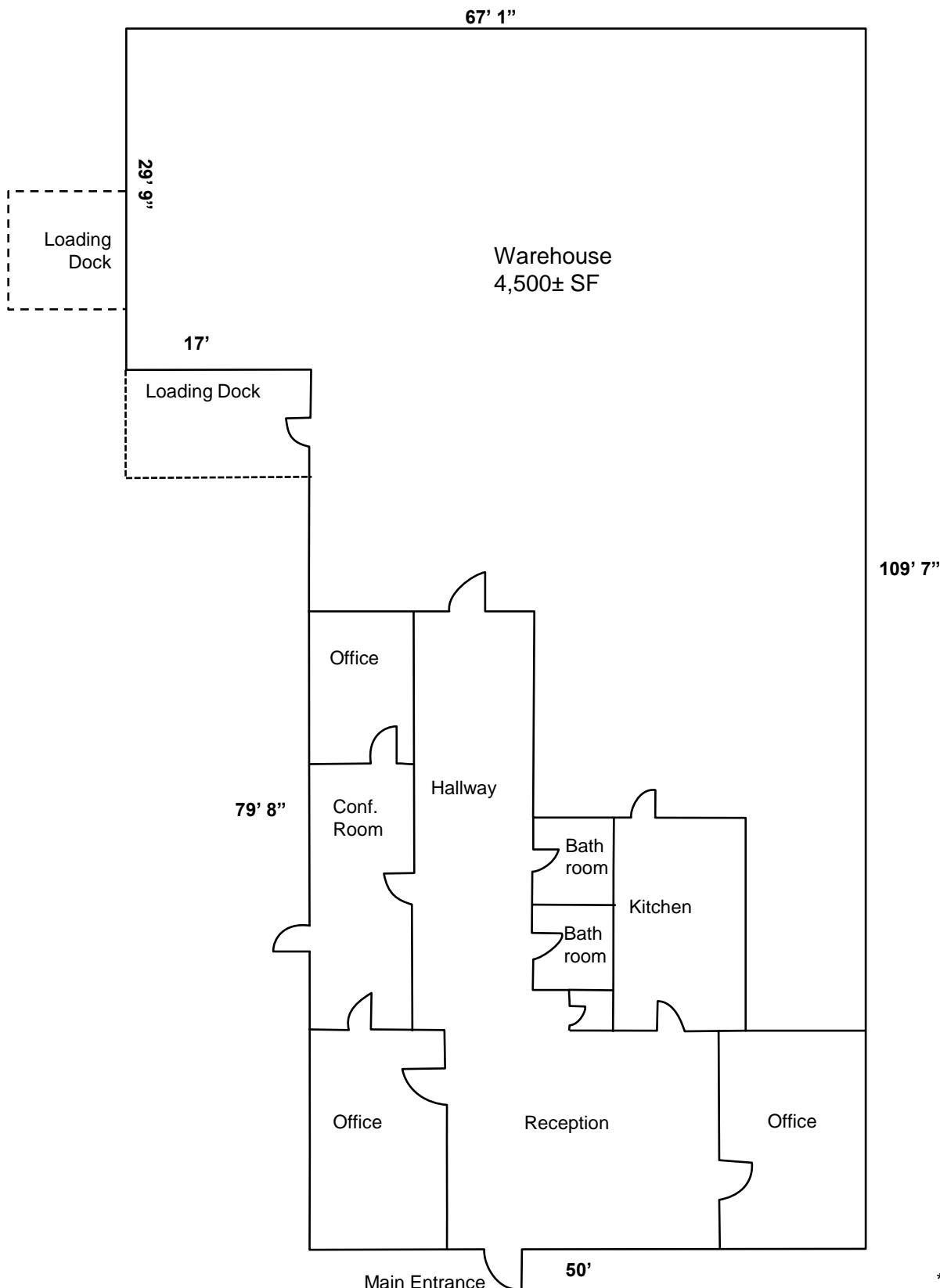
Kitchen/break area



Warehouse area (some racking to remain)

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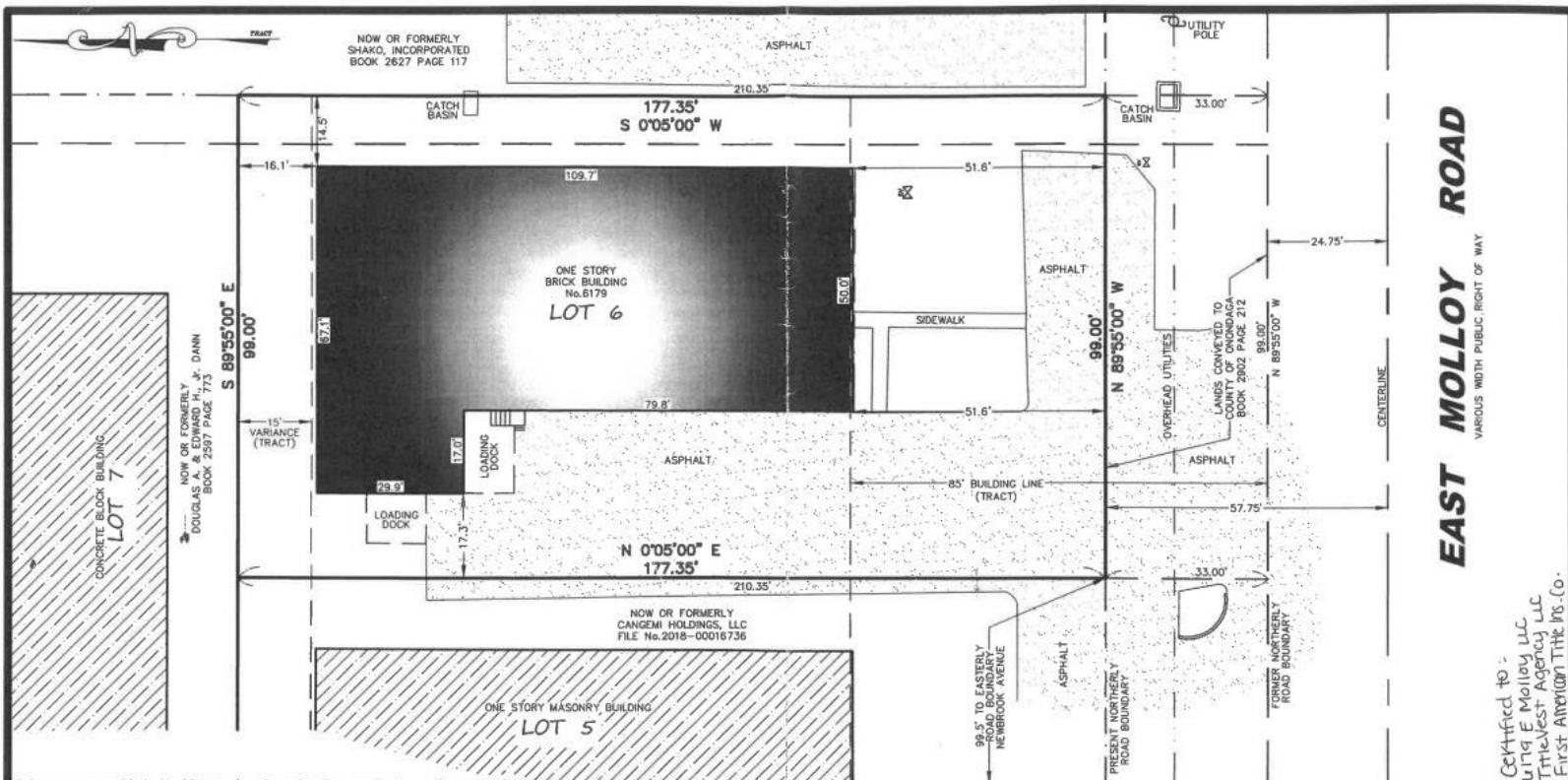
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Not drawn to scale

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Only survey maps with the Land Surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.

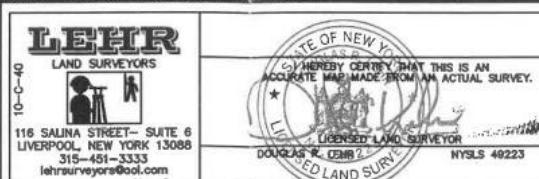
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Survey prepared without the benefit of an abstract

Location surveys do not include the staking of the property corners except as shown.



LOCATION SURVEY ON LOT No.6 OF THE STEVENS INDUSTRIAL
SITES TRACT, FILED NOVEMBER 9, 1971, MAP #5142

KNOWN AS No.6179 EAST MOLLOY ROAD, TOWN OF DEMITT,
COUNTY OF ONONDAGA, NEW YORK

FIELD DATE: 16 JULY 2018 MAP DATE: 17 JULY 2018 SCALE: 1"=20' DRAWN BY: KRH

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