

FOR LEASE

6179 East Molloy Road  
East Syracuse, New York 13057



Excellent Flex Building

360° Click to view  
Virtual Walkthrough

## 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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Loading area



Clean warehouse area



Conference room



Private office



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Kitchen/break area



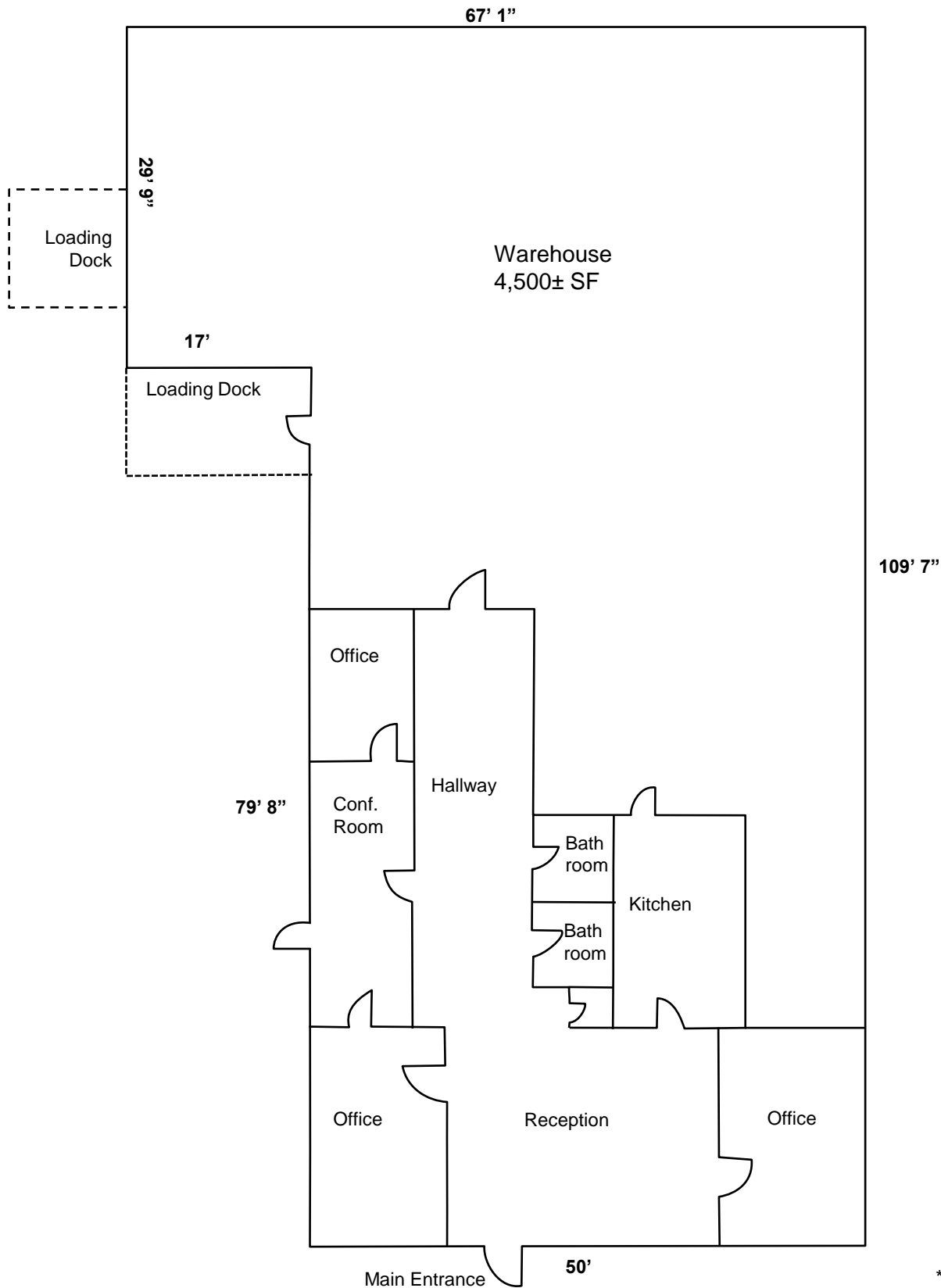
Warehouse area (some racking to remain)

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\*Not drawn to scale\*



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