

FOR SALE

7485 Henry Clay Boulevard

Liverpool, New York 13088



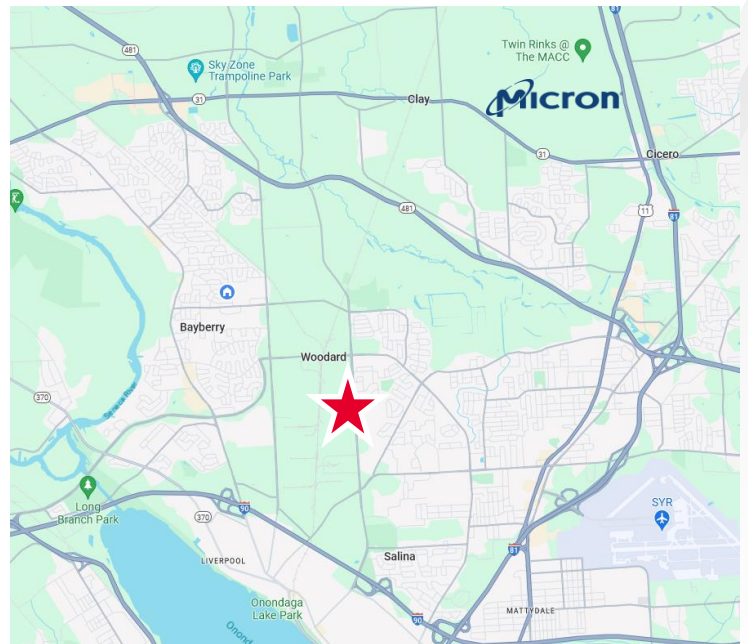
Excellent Location



14,874± SF Office/Flex Building – Well Maintained & Located

Property Highlights

- 14,874± SF situated on 2.0± acres
- Very well maintained with 75kw generator, UPS back up
- 400 Amp, 3 Phase power
- Former call center
- Roof (rubber) replaced in 2009 – warranty to 2039
- 2 Fiber lines into building for redundancy – former call center
- Fully replaced parking lot in 2014, stripped and sealed annually – 90+ cars parking
- Lighting in parking lot upgraded to LED
- Landscaping replaced 2021 / Drainage replaced 2014
- Logical controlled/energy efficient HVAC lighting
- HVAC: Two 12-ton Trane units (2012) and one 5-ton Carrier unit (2014), Mini split server room (2022)
- Ceiling height 11'6" to truss / 13'6" to deck
- 5.5 miles from Micron site (8-minute drive time)



Contact

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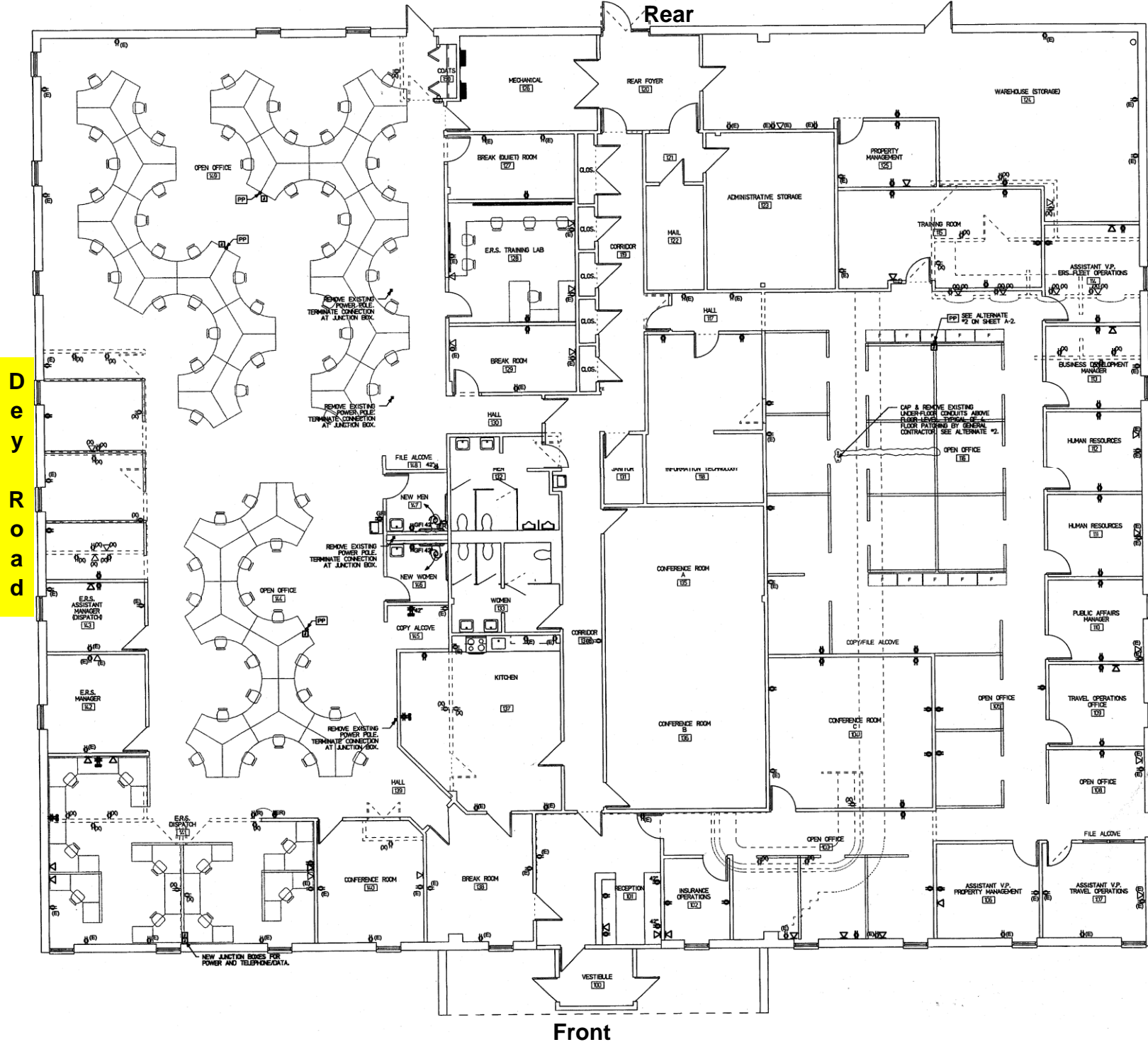


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Floor Plan



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