



FOR SALE

# 47,000± SF INDUSTRIAL BUILDING

## Property Highlights

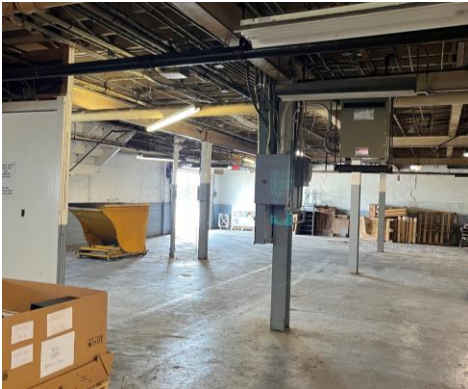
- 47,000± SF total square feet between two buildings situated on 2.48± acres
- Well maintained industrial buildings located in City of Syracuse
- Building One, 42,680± SF:
  - 30,680± SF warehouse/manufacturing
  - 12,000± SF office (prior use manufacturing)
  - Three (3) truck height dock doors
  - Three (3) drive-in overhead doors
  - 3 Phase Power- 400A/240V
  - Ceiling heights range 9' 3" to 13' 6"
- Building Two: 4,320± SF, including add-on storage area
  - One (1) dock, 9' x 8'
  - Two (2) overhead doors, 8' x 7'
  - 12' 3" ceiling height under the beam
  - (2) restrooms
  - 3 Phase 800A/240V power
  - Access from Beattie Street
- Approximately 50 parking spaces
- Great proximity to I-690 and I-90 (NYS Thruway)
- Both buildings are fully sprinklered
- Zoned CM in the City of Syracuse

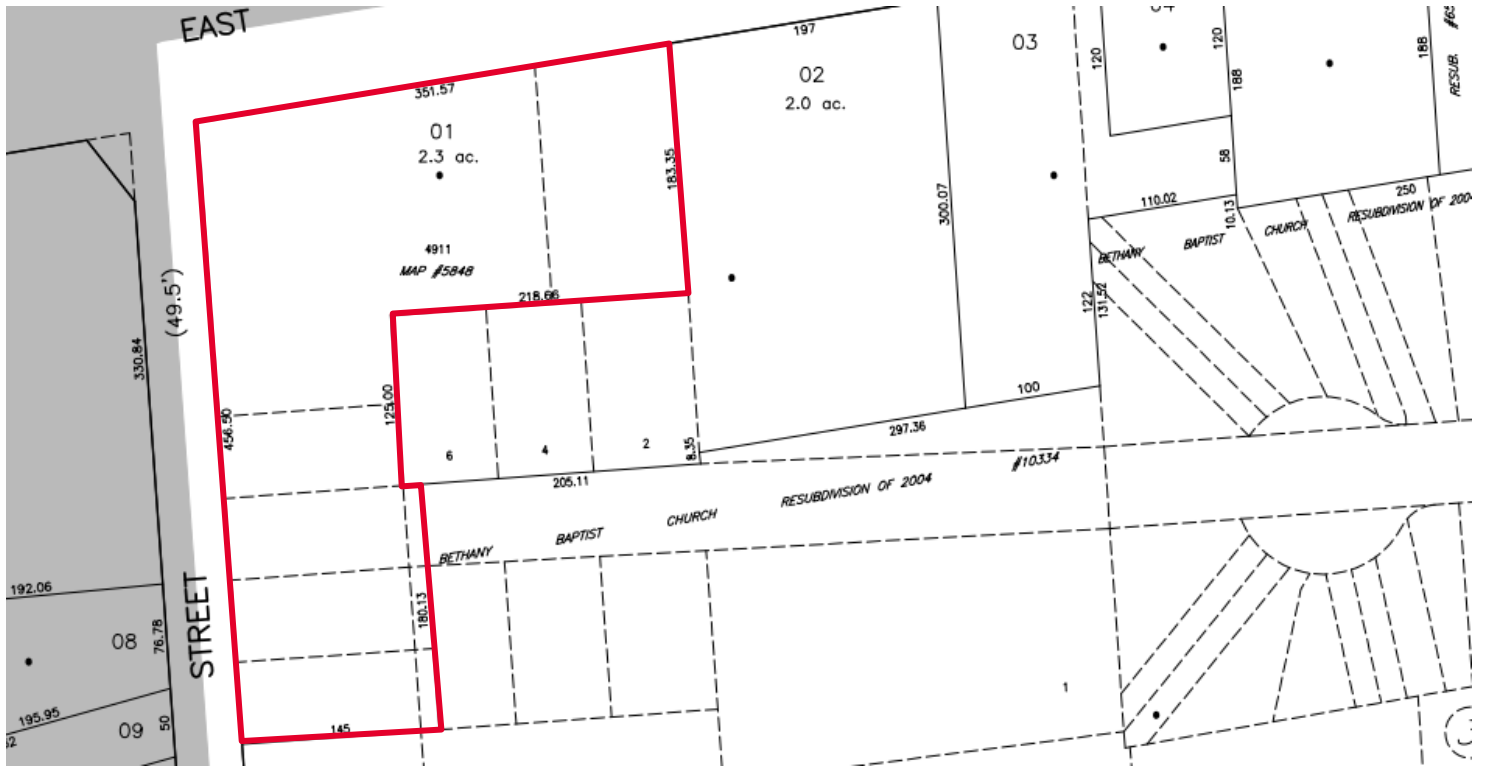
## EXCLUSIVE CONTACT

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2024 Approximate plot lines subject to verification of survey.

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