

Available For
Lease

4600 Crossroads
Park Drive
Liverpool, NY



Property Details

- Price \$8.00 pr sq ft (NNN)
- Square feet 19,178
 - *Main level 17,482 sq ft
 - *Unfinished second 1,696 sq ft
(Perfect for future offices or storage)
- Lot Size 1.39 Acres
- Ceiling Height 23 feet
- Dock Doors 2
- Drive in Doors 1
- Year build 1980
- Parking 20+

Property Summary

Exceptional opportunity to own or lease an office/warehouse space with an outstanding location in Liverpool. The location is located extremely close to Route 81, NYS Thruway, the airport and the future campus of Micron.

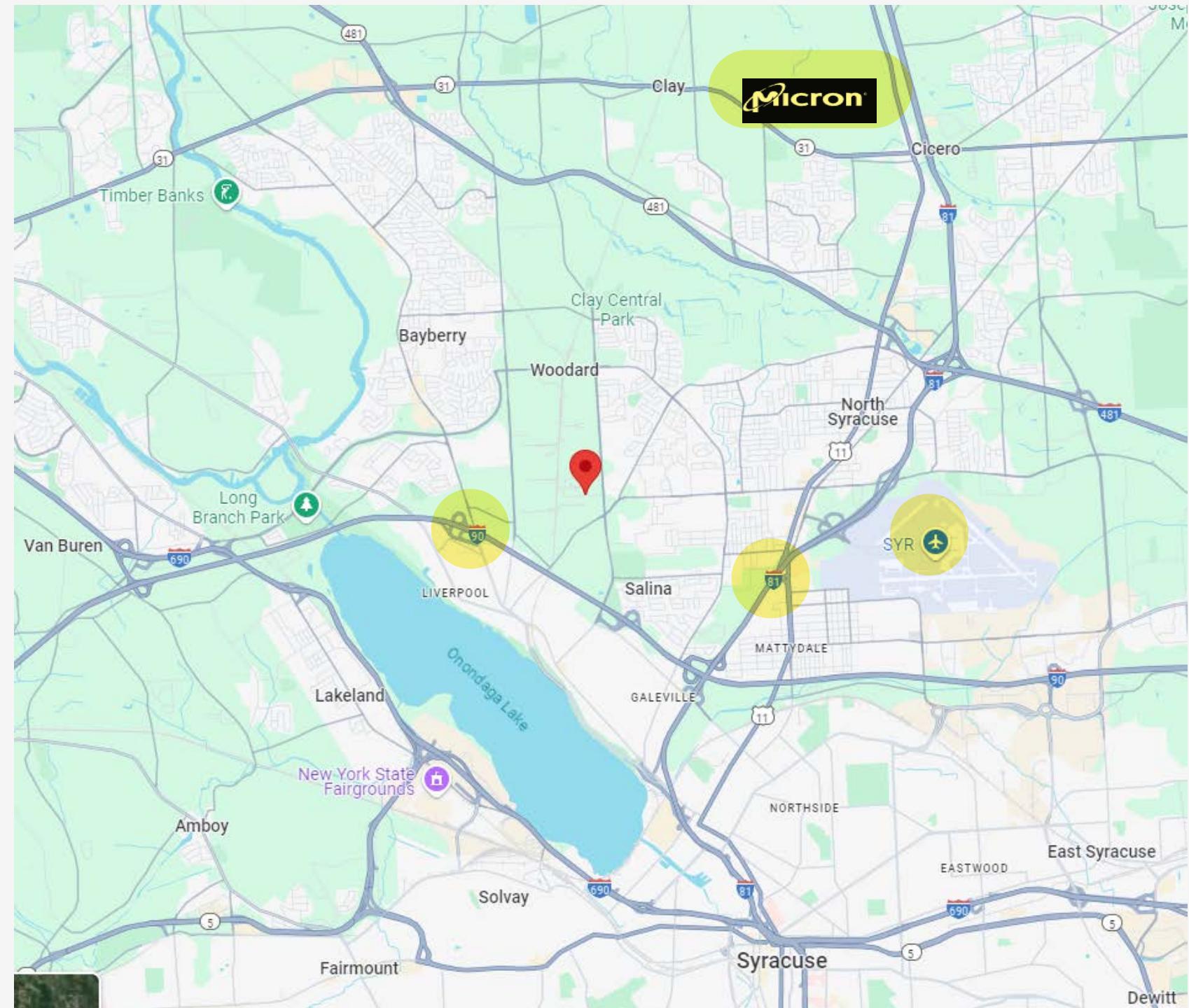
Brand new tear off roof in 2023 with new skylights. Fully wrapped insulated high ceiling warehouse constructed of solid precast concrete. Separate office and warehouse restrooms, Dock and drive in doors.

This is a turnkey building ready for business including fully pallet racked warehouse, forklift, pallet scale, pallet shrink wrapper with all desks & furniture!

Centrally located

**NYS 90
Airport
Route 81
Micron
Rail**

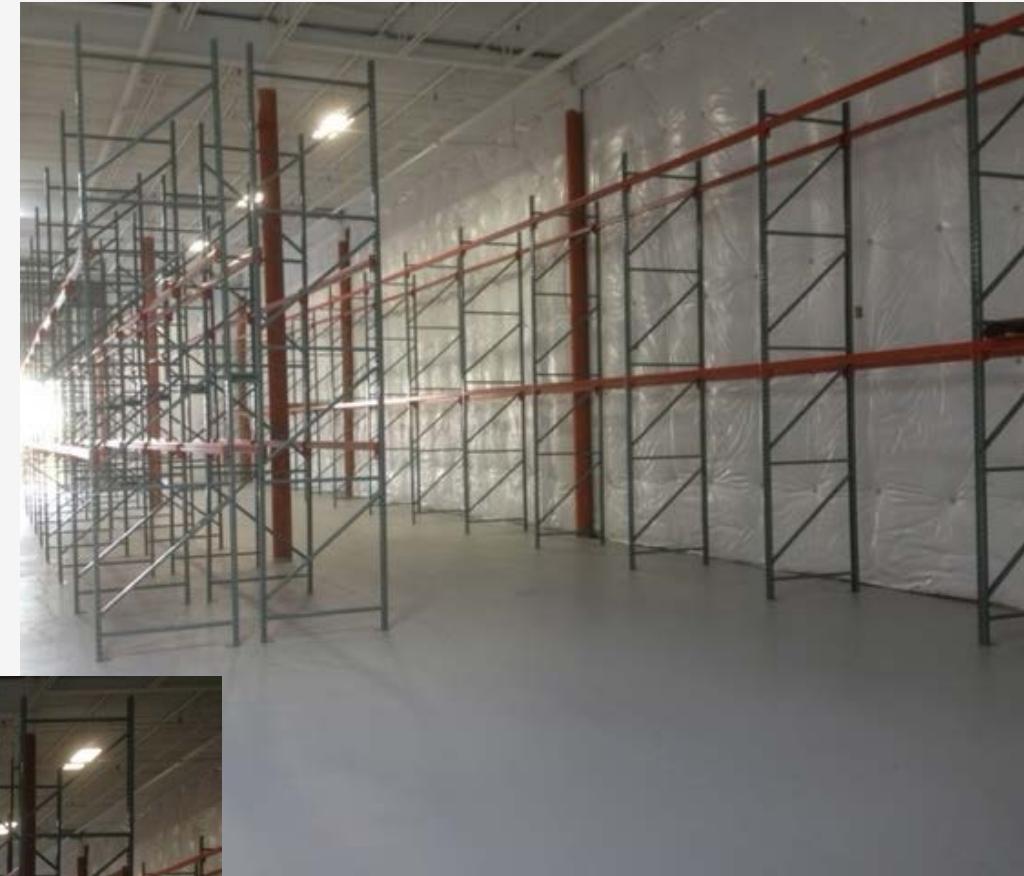
**2 mi
3 mi
3 mi
7 mi
8 mi**





**Warehouse Looking
Toward the Rear
after renovations**

***Left
*Center
*Right**



View Without Pallet Racking

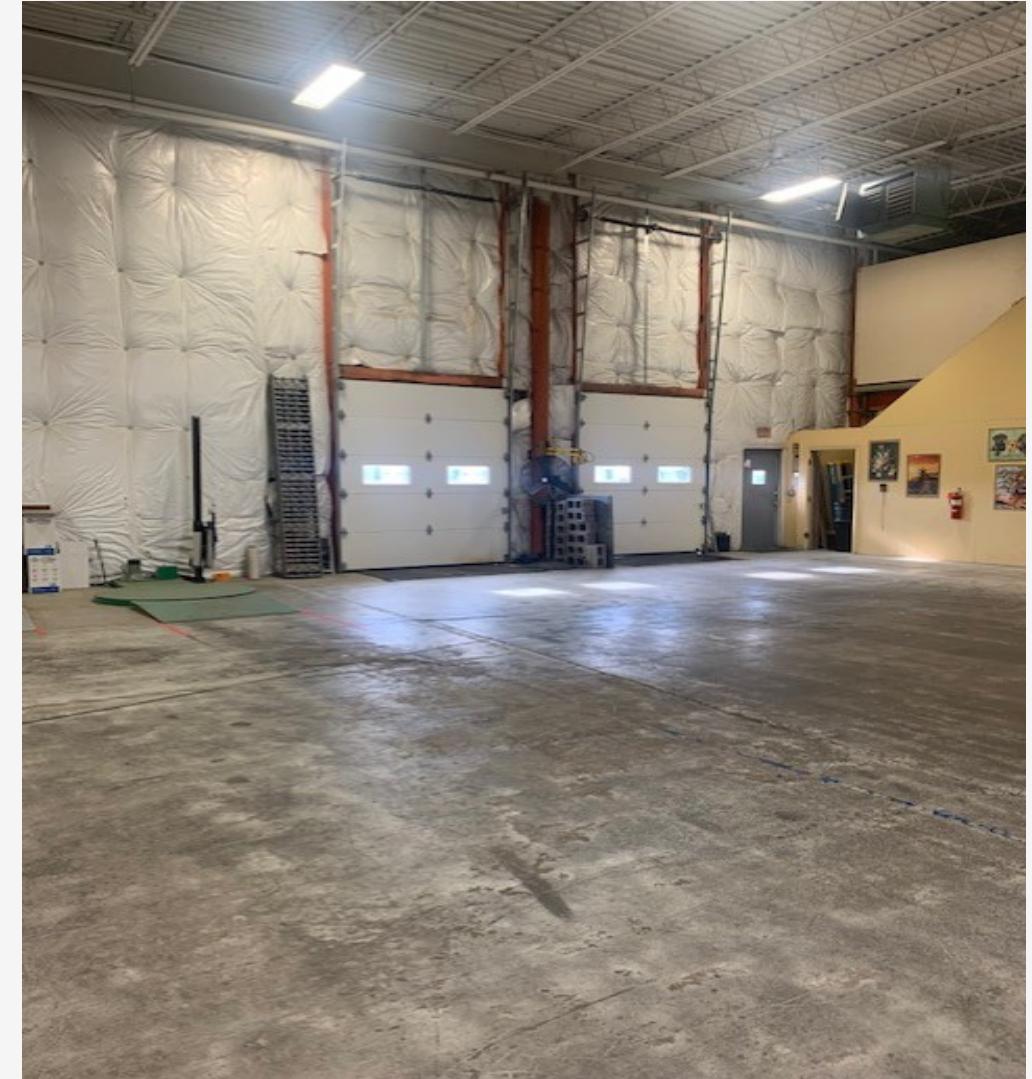
(Currently Pallet Racking is in)



Warehouse Looking Forward to Dock Area

6

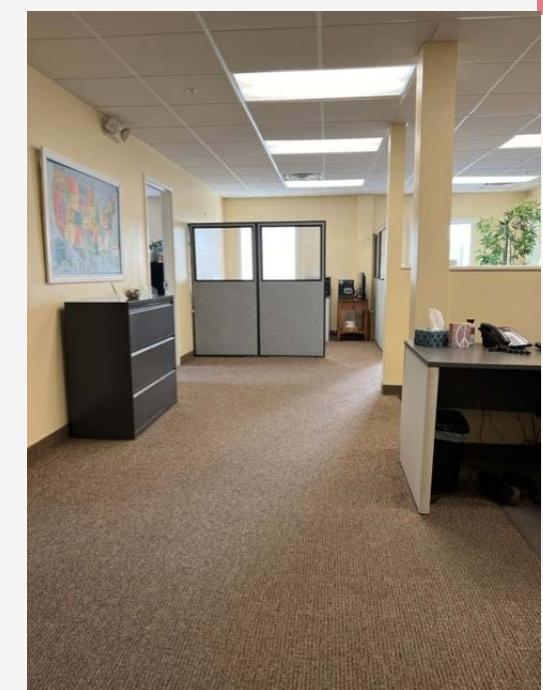
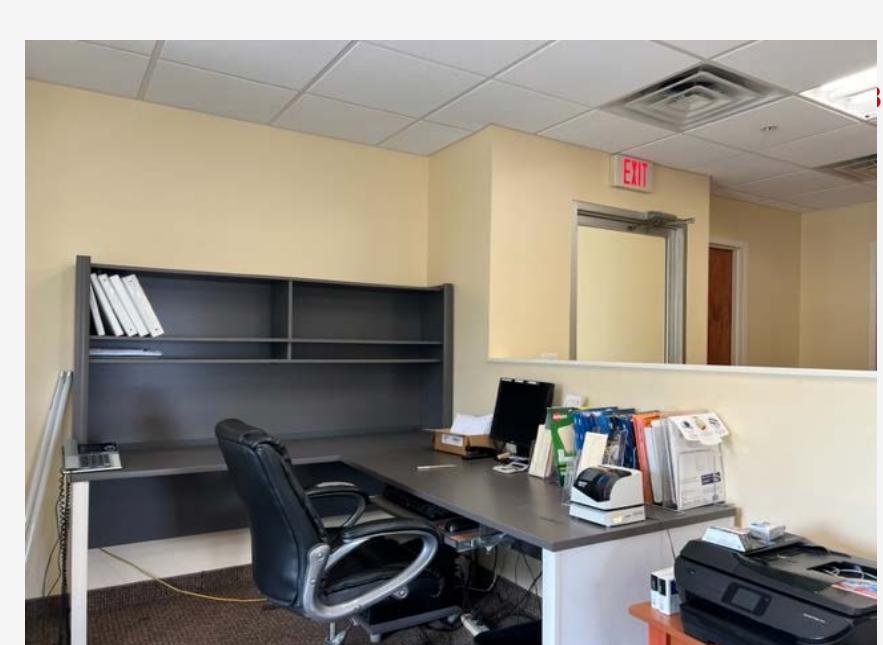
***Forward left
*Forward Right**



Private Offices

7





Open Area Offices

Break Room

9



Exterior



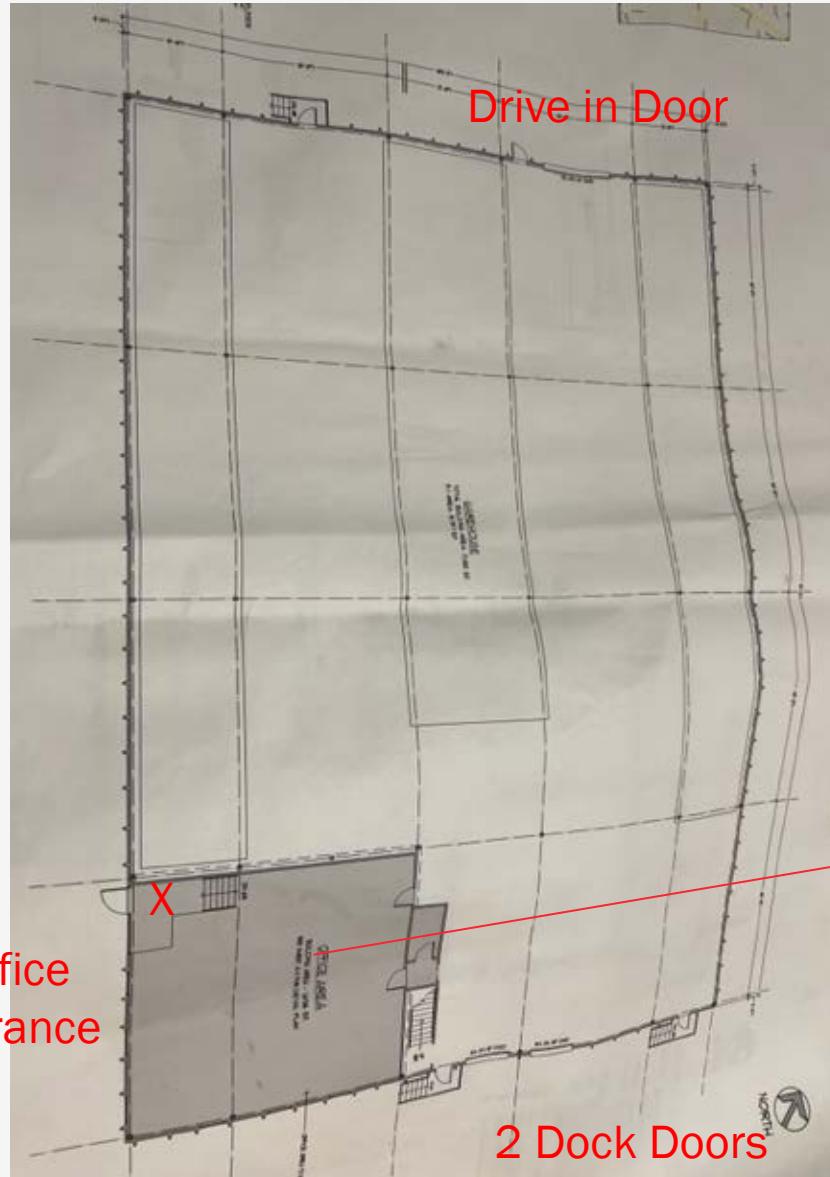
Brand New Roof and Skylights in 2023

11



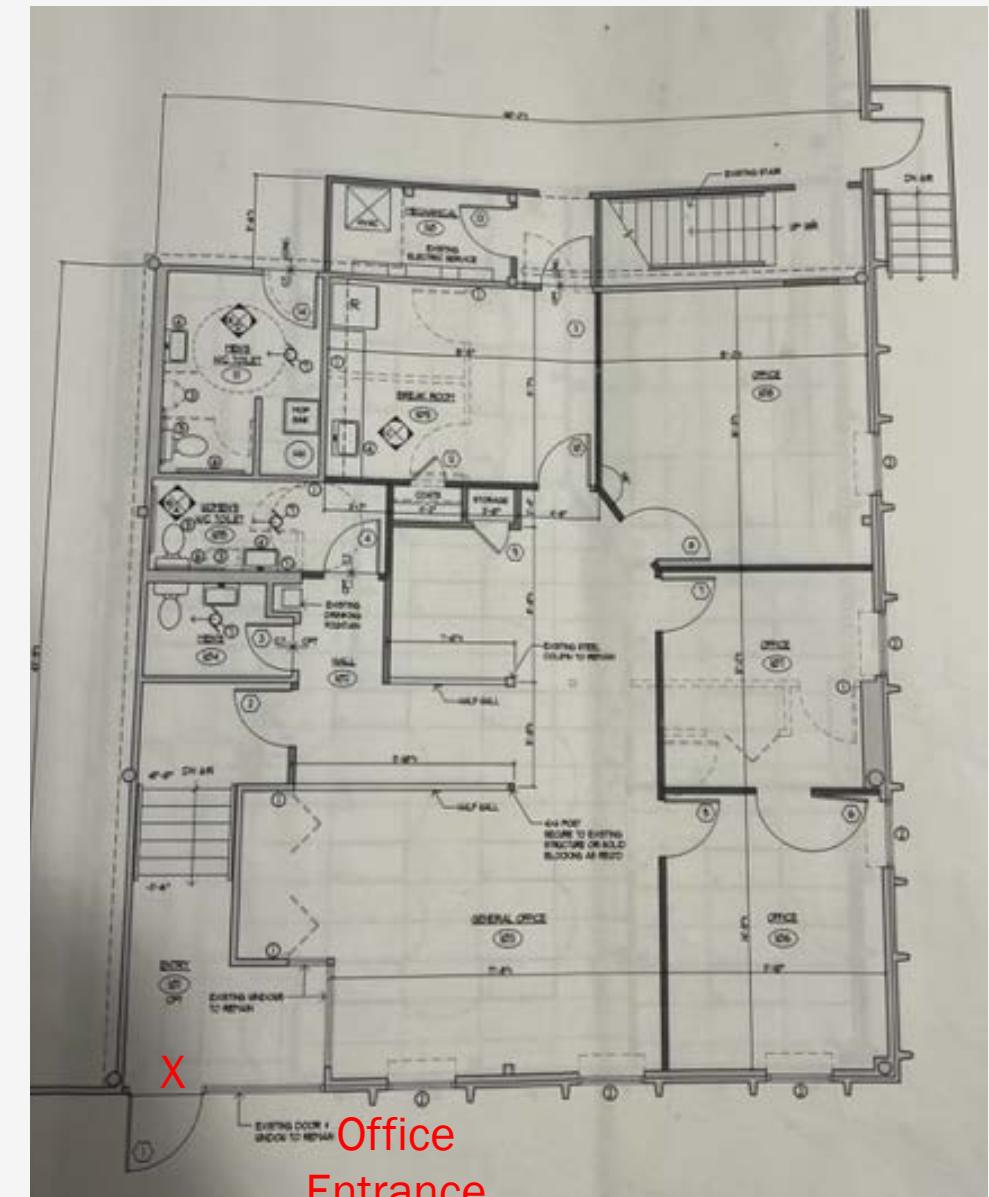
Plans

109' x 161' Overall



Office Cut Out

43' x 40' Office layout
Plus duplicate size 2nd level unfinished





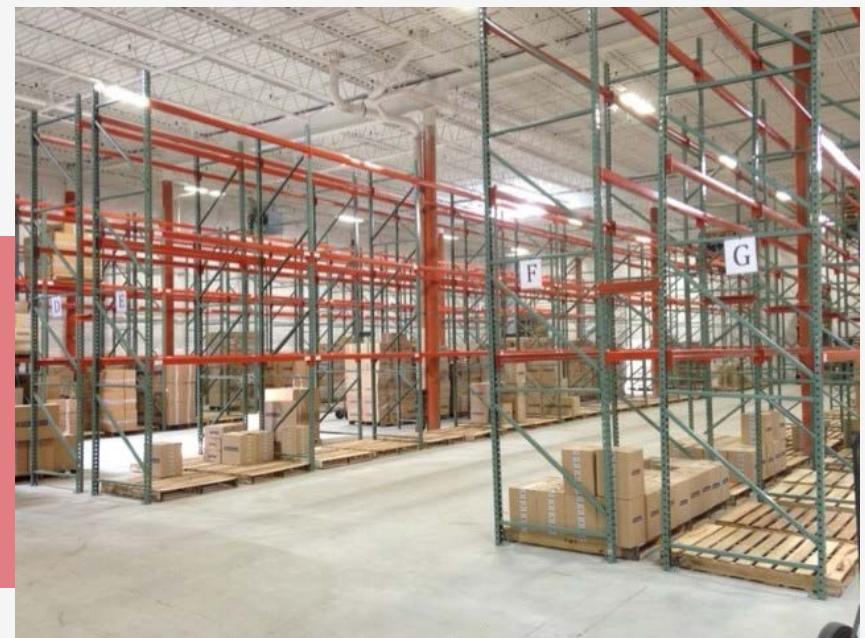
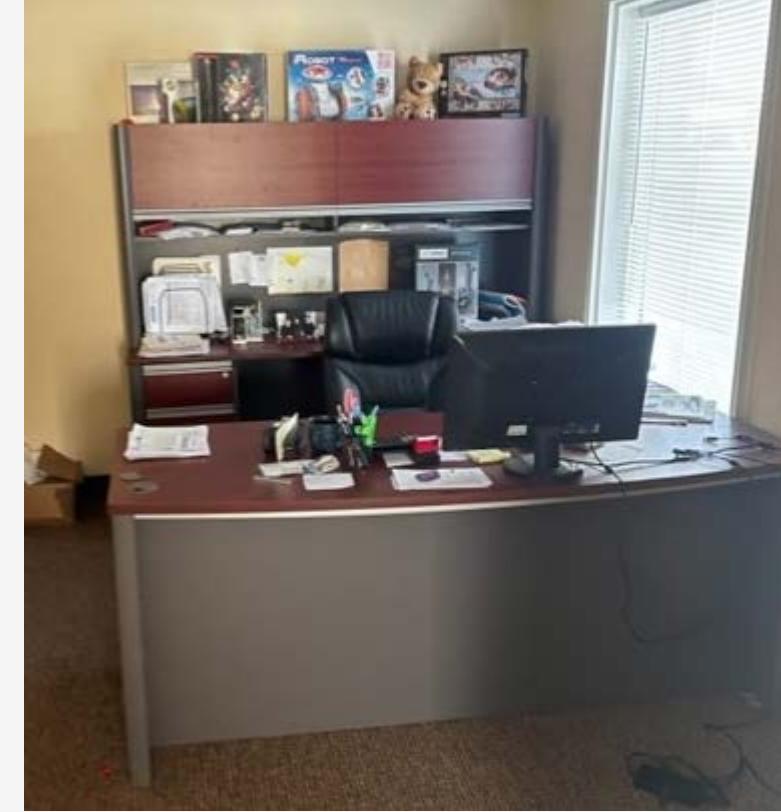
Sale Fully Includes:

***Forklift**

***All Warehouse
racking**

***All desks and
furniture**

***Pallet scale and
shrink wrapper**



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