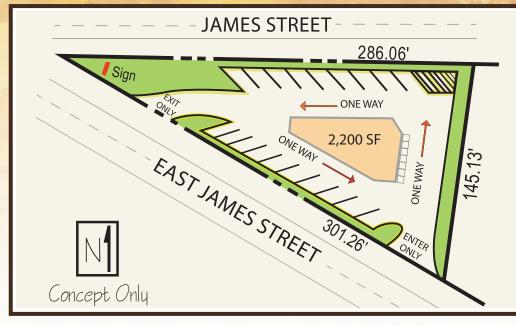
## COMMERCIAL LAND

## JAMES STREET CORNER LOT

# Available



#### Location:

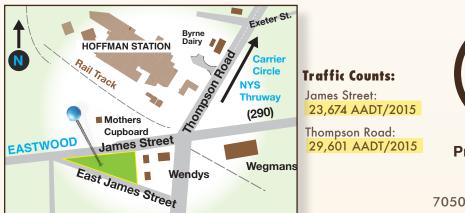
- Zoned: Business Transitional
- (2) minute from Carrier Circle and Exit 35 of the NYS Thruway (I-90)
- Minutes from I-690, I-481 and I-81. Less than (5) miles to Hancock International Airport
- Exit 35 is known as CNY's largest hospitality hub close to hotels, banking, shopping and more

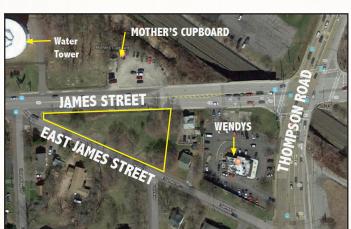
### **Square Footage:**

Corner Lot - Approximately .5 Acres

#### Amenities:

- Prime Corner Lot with high traffic exposure
- Approximately 285 LF Road Footage
- Up To 2,200 SF Building
- Easy Access For Clients & Employees
- Only Available Corner Lot on James Street
- Endless Design Possibilities
- Possible Build to Suit
- Ideal For OFFICE / RETAIL / MEDICAL







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Prime Property Endless Design Possibility

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