

FOR SALE

Morgan Road

Liverpool, New York 13090



37± Acres Prime Industrial Land

Property Highlights

- 37± acre shovel ready site situated in the Woodard Industrial Park
- One of the few remaining large tracts of land available for industrial development
- Zoned I-1 Industrial (Town of Clay)
- Level, cleared site with all utilities at or adjacent to the site
- Approximately two (2) miles to/from Exit 38 (Rt. 57) of NYS Thruway (I-90)
- 12" water line at site
- Natural gas available
- Sewer on site
- 100% industrial site
- Site will ultimately have an easement onto Steelway Blvd North providing access to signalized intersection on Morgan Road



Contact

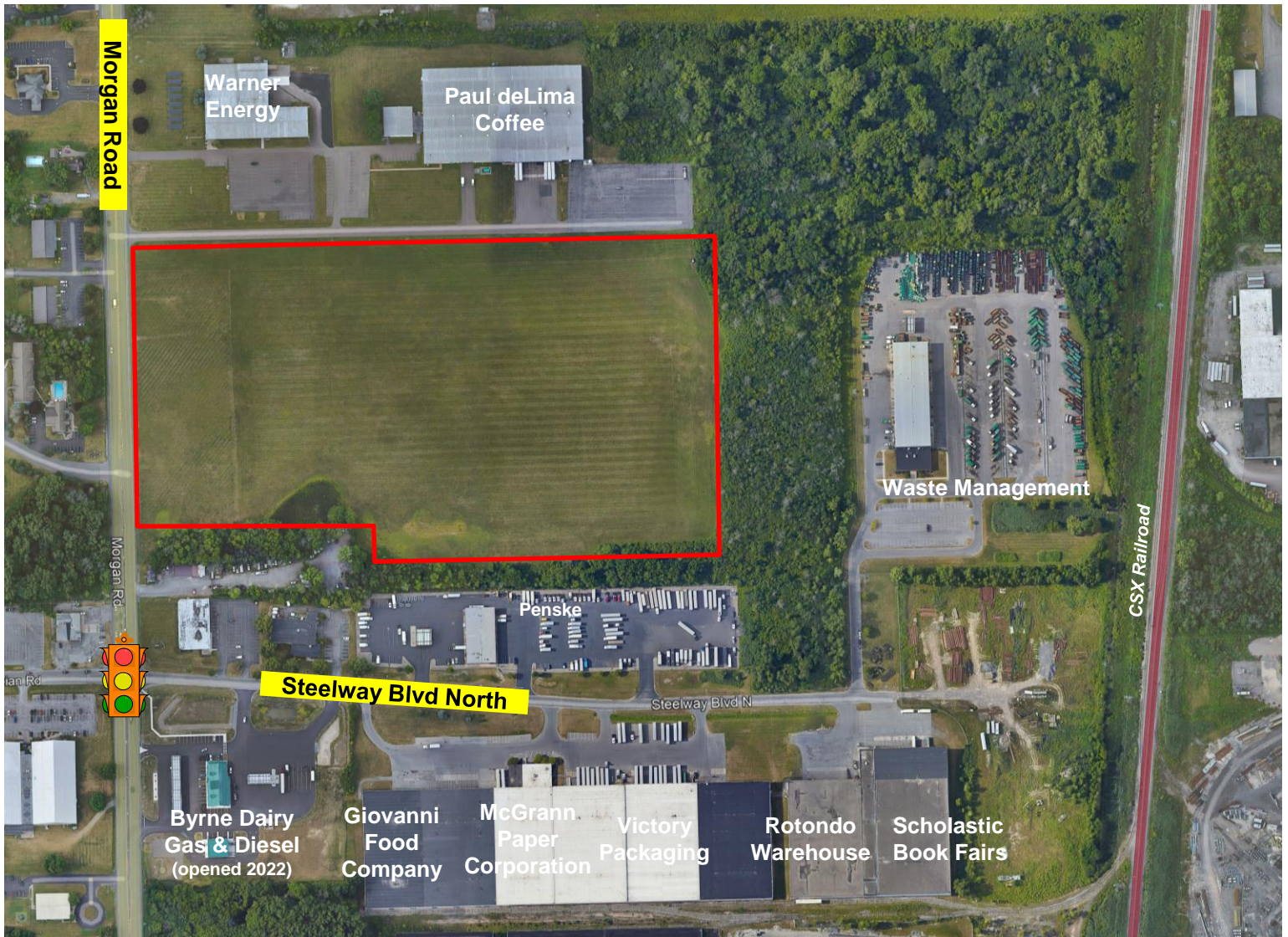
GARY G. COTTET
 Associate Real Estate Broker
 +1 315 445 8529
 gcottet@pyramidbrokerage.com

JOHN L. CLARK, SIOR CRE
 Real Estate Broker
 +1 315 445 8509
 jclark@pyramidbrokerage.com

5845 Widewaters Pkwy, Suite 200
 East Syracuse, New York 13057
 +1 315 445 1030
 pyramidbrokerage.com

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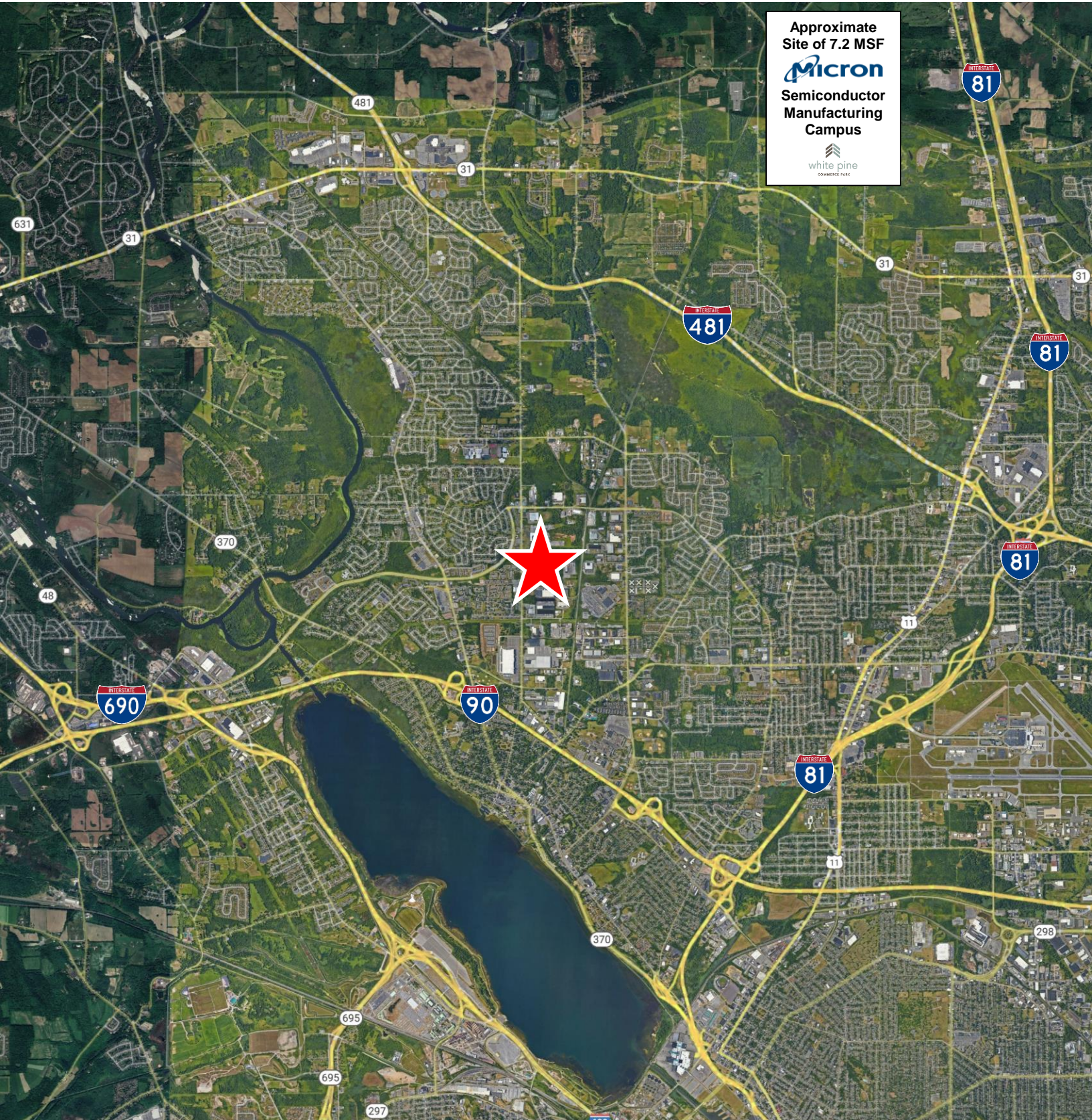


Southern portion of 7526 Morgan Road, Town of Clay

- **Zoned industrial**
- **Shovel ready site**
- **Has all utilities**
- **900± feet of frontage on Morgan Road**
- **2 miles to Exit 38 of NYS Thruway (I-90) via Liverpool Bypass**
- **6 Miles to Micron Chipfab site**

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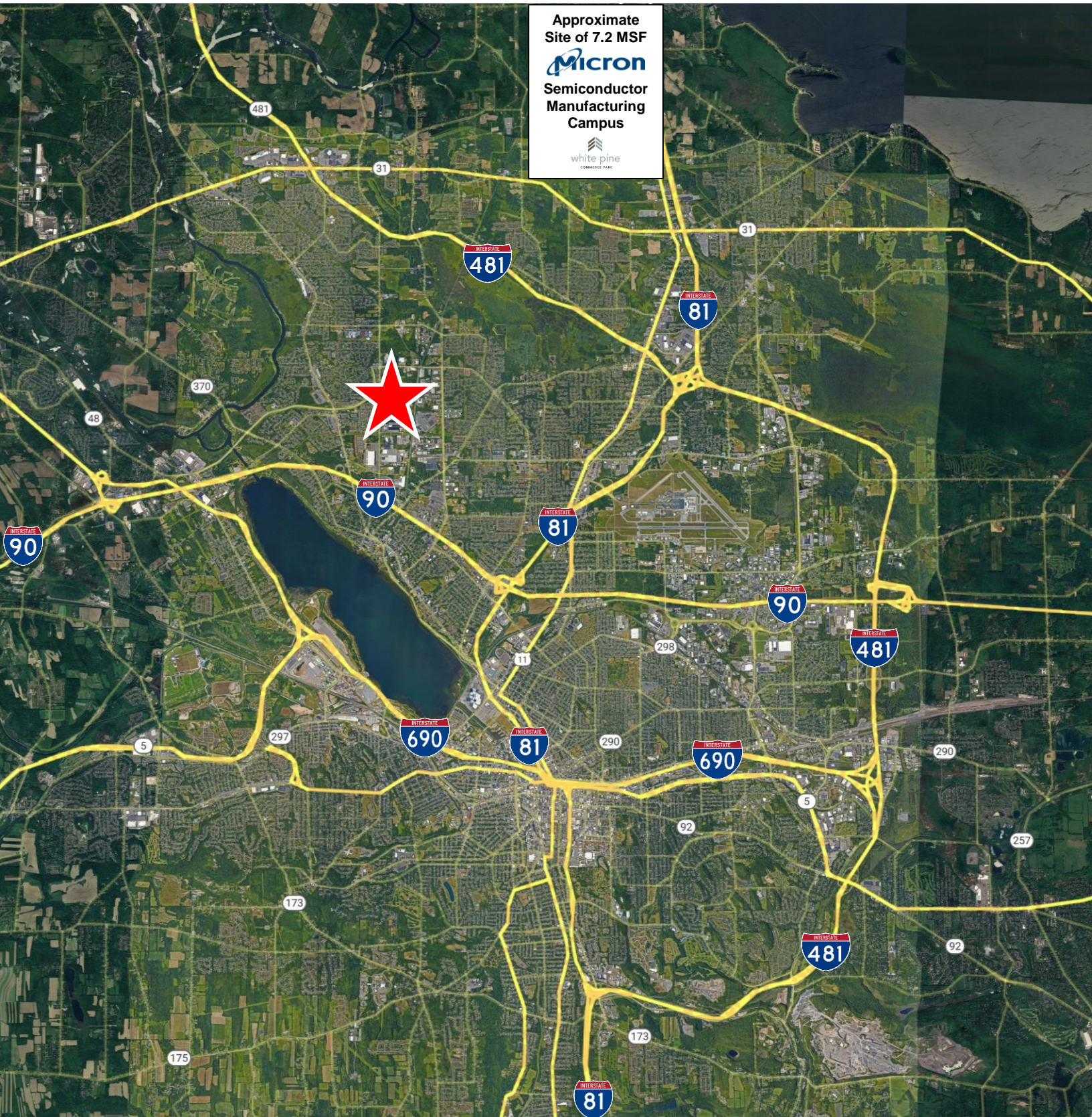
Approximate
Site of 7.2 MSF
Micron
Semiconductor
Manufacturing
Campus

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Approximate Site of 7.2 MSF
Micron
Semiconductor Manufacturing Campus
white pine
COMMERCE PARK