



209 FACTORY AVENUE

SYRACUSE, NEW YORK 13208



209 FACTORY AVE | SYRACUSE, NY 13208

1.5 mi. I-81 (North-South Corridor)

2.0 mi. I-90 (East-West Corridor)

3.5 mi. Syracuse Hancock International Airport

10.0 mi. Micron / White Pine Commerce Park



FOR LEASE | 209 FACTORY

EXECUTIVE SUMMARY



OFFERING SUMMARY

Address: 209 Factory Ave,
Syracuse, NY 13208

Lease Price: \$11/SF NNN

Square Footage: 6,615 +/-

Acres 0.27 +/-

Lease Term: 3-5 Years

Clear Height: 14' (16' to roof deck)

Loading: (2)OH Drive-Ins (12'x18')

PROPERTY OVERVIEW

This 6,615± SF industrial/flex building offers a functional 3,200± SF office / 3,415± SF warehouse split with Class A finishes, 14' clear height (16' to roof deck), and two automatic 12'x18' overhead doors. Situated on a signalized corner lot at Factory Ave. & Mitchell Ave., the property benefits from strong daily traffic exposure and easy access to I-81.

PROPERTY HIGHLIGHTS

- 6,698 AADT on Factory Ave. (2024)
- Corner Lot at Factory Ave. & Mitchell Ave
- Recently Paved & Striped Parking Lot
- Mezzanine + Restroom in Warehouse

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FOR LEASE | 209 FACTORY

WAREHOUSE



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TRENCA & CO CRE

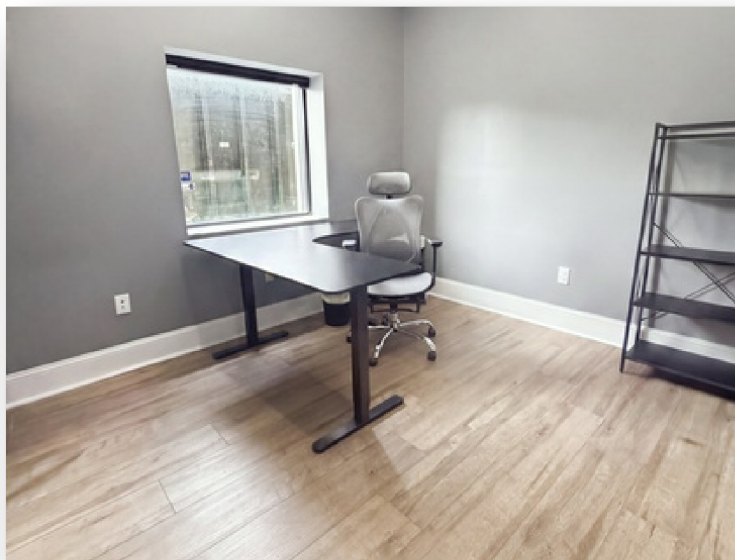
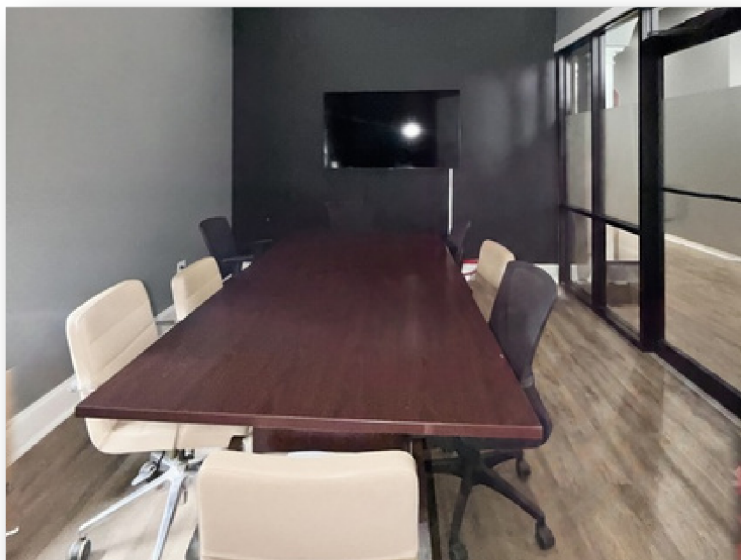
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FOR LEASE | 209 FACTORY

OFFICE



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EXTERIOR



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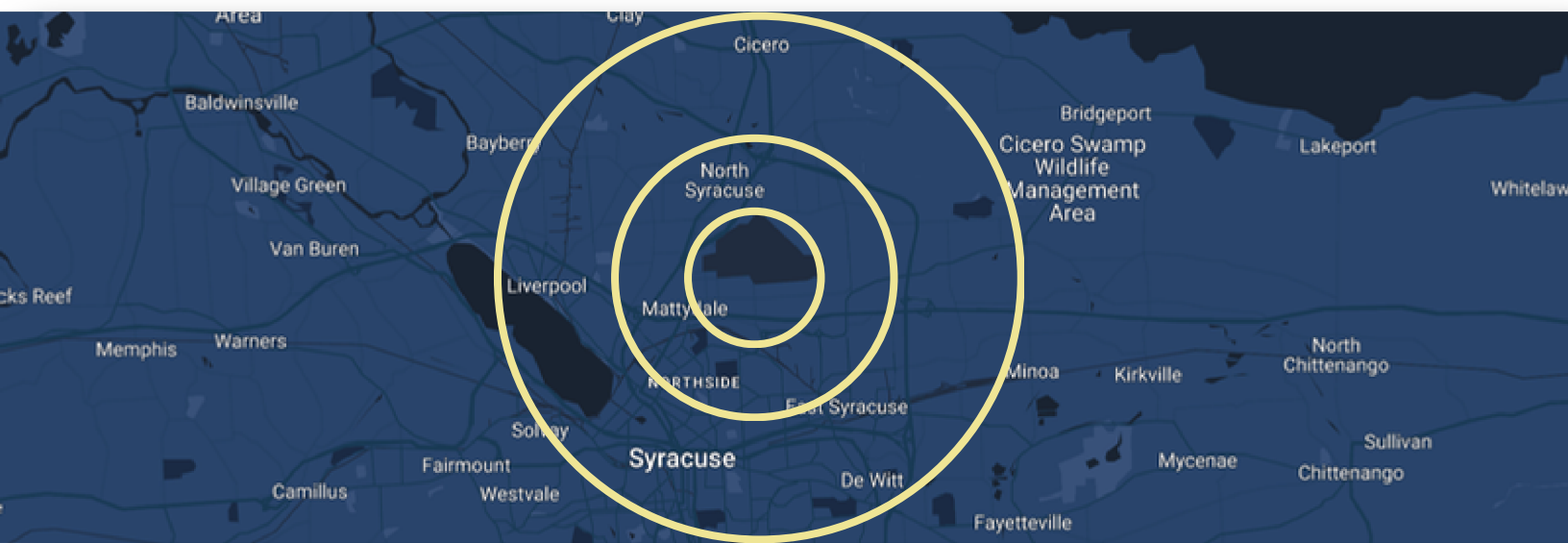
ZONING MAP

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NICK@TRENCAREALTY.CO

FOR LEASE | 209 FACTORY

DEMOGRAPHICS



Population

2 Miles

5 Miles

10 Miles

2020 Population:

46,252

219,559

403,092

2025 Population:

43,666

214,422

395,073

Median Age:

38

36

39

HH's & Income

2 Miles

5 Miles

10 Miles

2025 Households:

17,851

89,083

162,072

Avg HH Income:

\$73K

\$77K

\$95K

Median HH Income:

\$57K

\$59K

\$72K

Traffic (Factory Avenue)

AADT 2024:

6,698

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PRINCIPAL BROKER & FOUNDER



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All information deemed reliable but not guaranteed. Buyers and agents to verify all facts, including but not limited to square footage, taxes, zoning, and permitted uses.