

**7245 Henry Clay Blvd, Liverpool NY 13088**

**AVAILABLE NOW**



**PROPERTY DETAILS**

**Building SF:** +/- 602,807

**Year Built:** 1978 & 1987

**Office SF:** +/- 33,664

**Loading Docks:** 39

**Lot Size:** +/- 91 Acres

**Trailer Spots:** 120

**Clear Height:** 24' - 50'

**Zoning:** I-1





## **Total Building Area: ±602,807 SF**

- North Building High Bay (50' Clear): ±35,000 SF
- North Building (24' Clear): ±250,000 SF
- South Building (32' Clear): ±299,000 SF
- Office Space (North Building): ±10,000 SF

## **Building Specs**

- Ceiling Heights: 24' – 50' clear
- Year Built: 1978 & 1987
- Land Area: ±91 Acres
- Zoning: I-1 (Light Industrial/Warehousing permitted)
- Structure: Concrete & Steel (All Buildings)
- Foundation: Slab-on-Grade

## **Roof Type**

- North Building: EPDM & Modified Bituminous
- South Building: EPDM

## **Roof Age**

- Main Buildings: Replaced 2015–2023
- South Building: Replaced 2009–2014
- Roof Warranty: 20-Year Warranty from Installation





## **Utilities & Systems**

- Power: 5,000 Amps via Pad-Mounted Transformers
- HVAC: Individual Units per Building
- Sprinkler: Wet Fire Suppression (All buildings except Guard House)
- Wall-mounted HID around site
- LED, sodium vapor, and halogen on NE of North Building

## **Access & Lot Information**

- Ingress/Egress: Crossroads Park Dr (East) & Vine St (South)
- Flood Zone: B & X (Moderate hazard – between 100 & 500-year floodplain)
- 115.-01-18.6: 10.41 Acres
- 115.-01-23.1: 11.94 Acres
- 115.-01-19.2: 35.97 Acres
- 115.-01-24.3: 33.53 Acres

## **Loading & Parking**

- 39 Dock-High
- 5 Grade-Level
- 44 Total
- Dock Heights 40"– 48" (varies by door)
- 500 Car Spaces
- 120 Trailer Spaces
- 620 Total Spaces (1.06 spaces per 1,000 SF)



**North Building** - ±250,000 square feet of space with a 24-foot clear ceiling height. This versatile building is ideal for a wide range of uses, including warehousing, light manufacturing, or distribution.



**North Building High Bay** - ±35,000 square feet of high bay space with a 50-foot clear ceiling height. This design provides ample room for large-scale operations, such as high-clearance storage, manufacturing, or distribution.



**South Building** - ±299,000 square feet with a 32-foot clear ceiling height. This facility is well-suited for high-volume storage, distribution, or light manufacturing operations. With new development of docks and parking lot space



**Outdoor Storage** - Two outdoor storage lots with a total of 620 spaces, including 500 car spaces and a total of 120 trailer spaces (1.06 spaces per 1,000 SF).



Andrew Wright



315-350-1390



Andrew@IronHornEnterprises.com



# Concept Plan: Addition Of Dock & Parking To The South Building



PARKING DATA - ENTIRE CAMPUS		
	REQUIRED TOTAL CODE	PROVIDED EXISTING
NORTHERN FACILITY: 284,967 SF TOTAL	142 SPACES	63 SPACES
SOUTHERN FACILITY: 300,584 SF TOTAL	153 SPACES	0 SPACES
SATELLITE LOT:		330 SPACES
<b>SITE TOTAL:</b>	<b>295 SPACES</b>	<b>393 SPACES</b>



Andrew Wright

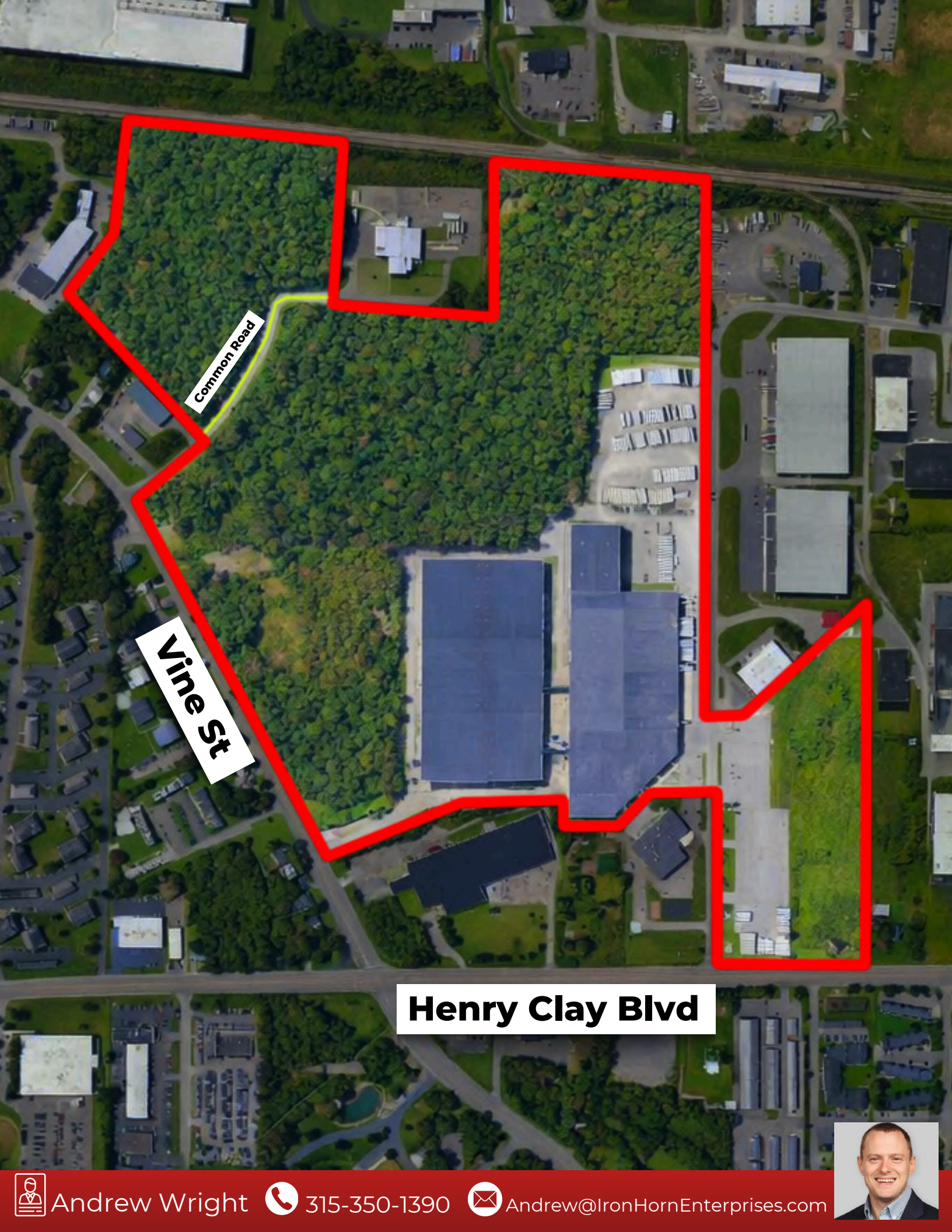


315-350-1390



Andrew@IronHornEnterprises.com





**Common Road**

**Vine St**

**Henry Clay Blvd**



**Andrew Wright**



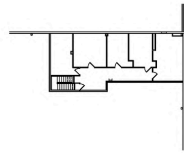
**315-350-1390**



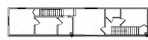
**Andrew@IronHornEnterprises.com**

# North Building

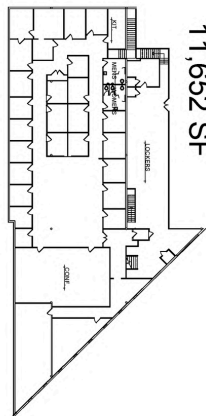
2nd Floor  
1,622 SF



2nd Floor  
890 SF



2nd Floor  
11,652 SF



HIGH BAY  
35,500 SF  
50' CH

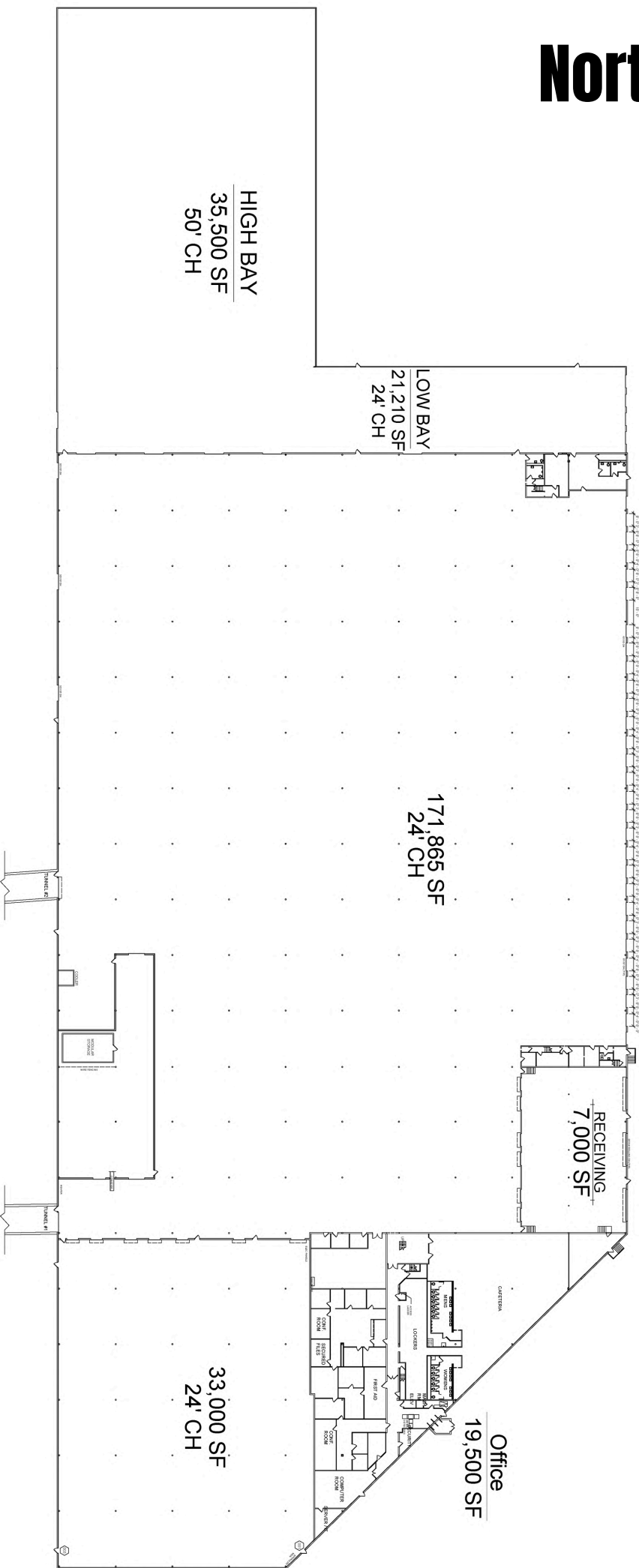
LOW BAY  
21,210 SF  
24' CH

171,865 SF  
24' CH

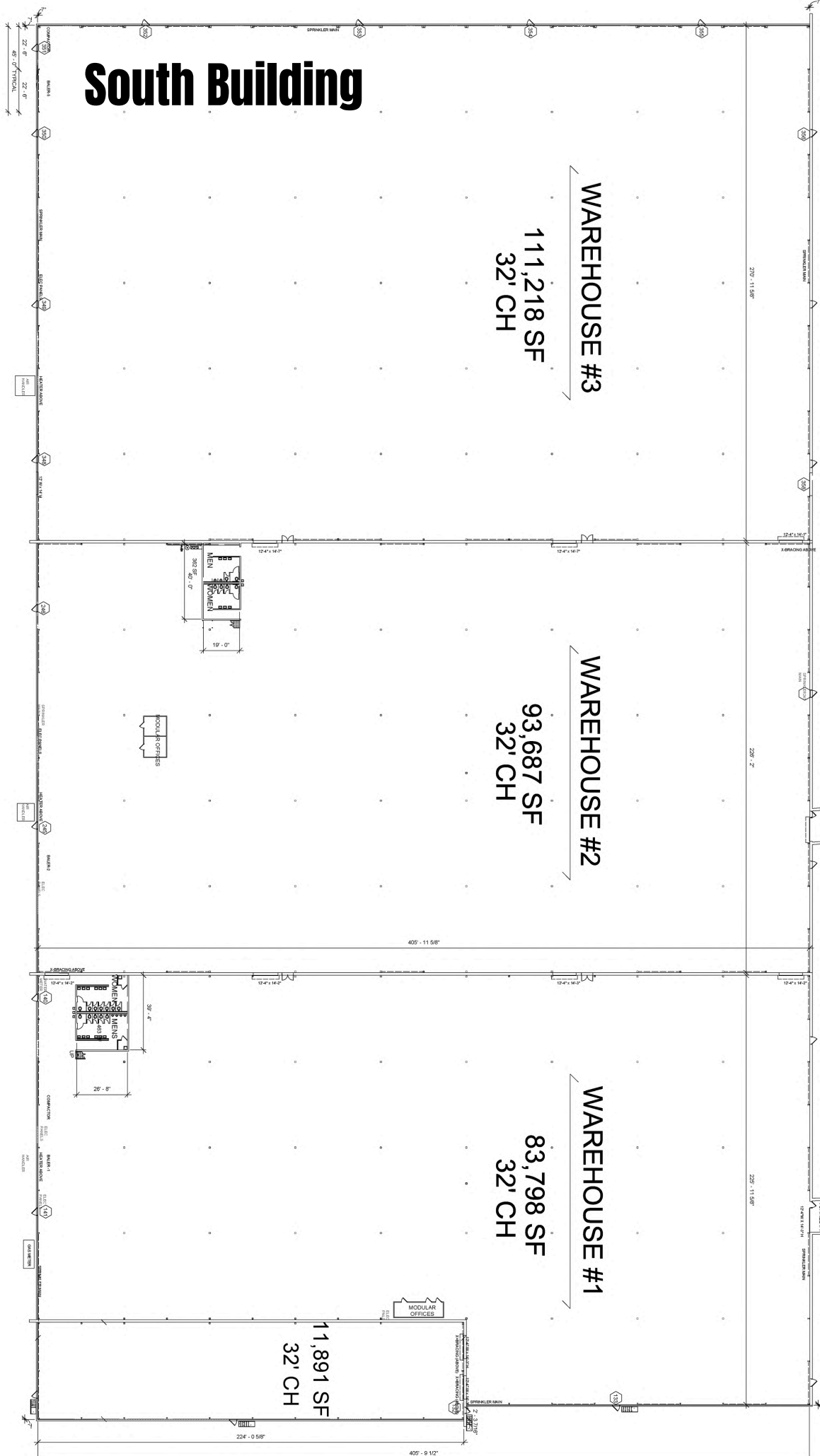
RECEIVING  
7,000 SF

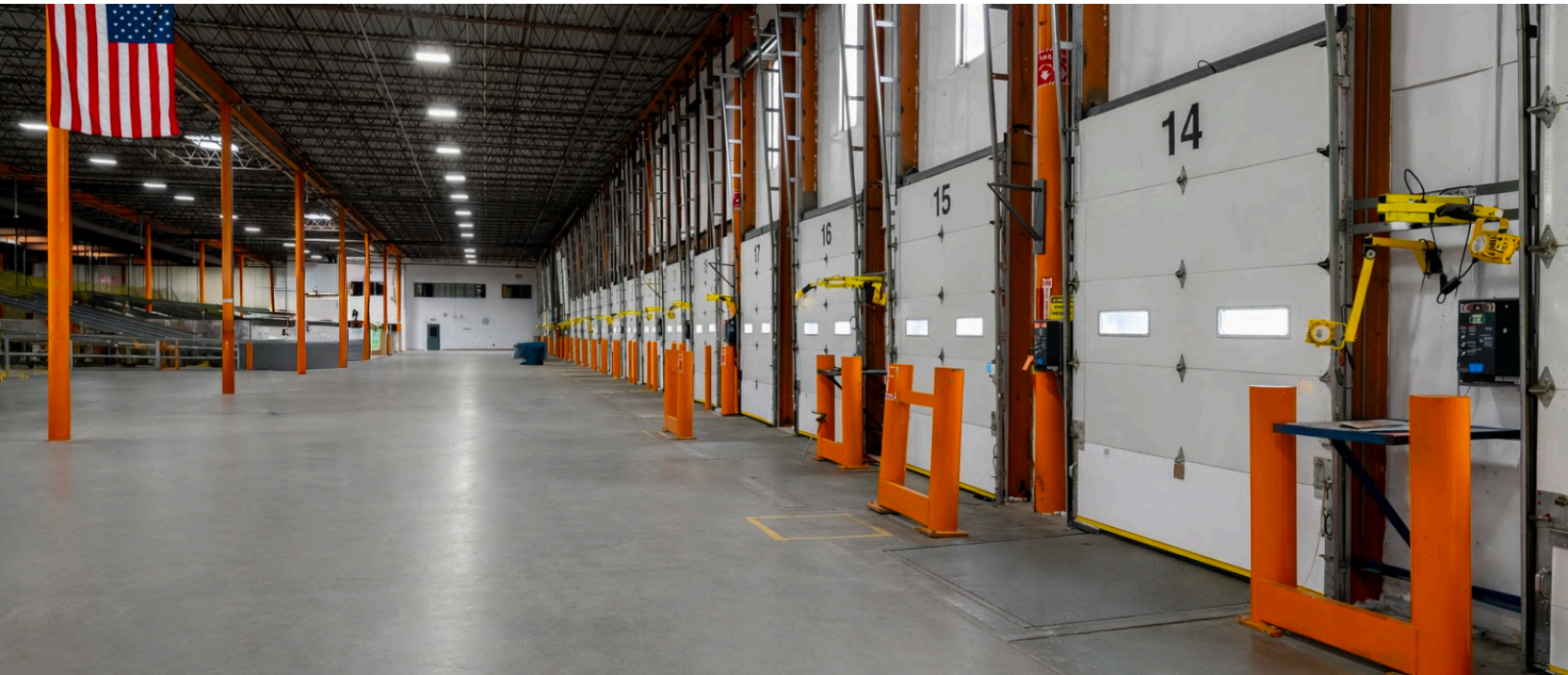
Office  
19,500 SF

33,000 SF  
24' CH



# South Building





Andrew Wright



315-350-1390



Andrew@IronHornEnterprises.com





**7245 HENRY CLAY BLVD, LIVERPOOL NY 13088**


---

**EXCLUSIVELY LISTED BY**



**Andrew Wright**


COO

 315-350-1390


 Andrew@IronHornEnterprises.com



**Ironhorn Enterprises**

 315-214-8406

 [www.ironhornenterprises.com](http://www.ironhornenterprises.com)

 5912 N Burdick St,  
East Syracuse, NY 13057