

5062 Brittonfield Pkwy

East Syracuse, NY 13057



5062 Brittonfield Parkway

East Syracuse, NY 13057

For Sale

Overview

5062 Brittonfield Parkway is a 40,625 SF modern, single-story Class A office building situated on 4.81 acres at the entrance of one of Central New York's premier medical and professional office parks. Designed with flexibility in mind, the property offers a highly efficient floor plan suitable for either medical or traditional office use and can easily be configured for single or multiple tenants.

With abundant on-site parking—281 spaces at an above-market ratio of 7.0 per 1,000 SF—the property is well-suited for high-density operations. Its prime corner location at Collamer Road and Brittonfield Parkway provides excellent visibility, while direct access to I-481 and I-90 ensures seamless county-wide connectivity. The building is just minutes from Syracuse International Airport, downtown Syracuse, and the planned \$100B Micron semiconductor campus.

Offering immediate availability, this property presents an outstanding opportunity for an owner-occupant, repositioning strategy, or long-term investment.

Property Highlights

- + 40,625 SF modern, single-story, professional Class A Office building on 4.81 AC
- + Ideal for medical or conventional office use
- + Efficient, versatile floor plan can easily accommodate single or multi-tenant layouts
- + Abundant parking: 281 spaces (7.0/1,000 SF) well above market ratios
- + Exceptional visibility and exposure at the corner of Collamer Rd (NYS Route 298) and Brittonfield Pkwy
- + Prominently positioned at the entrance of one of the region's top medical/office parks
- + Outstanding county-wide accessibility with direct access to I-481 & I-90 - minutes to Syracuse Airport, Downtown, and the planned \$100B Micron semiconductor campus
- + Excellent owner-occupant or investment opportunity



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FIRST FLOOR

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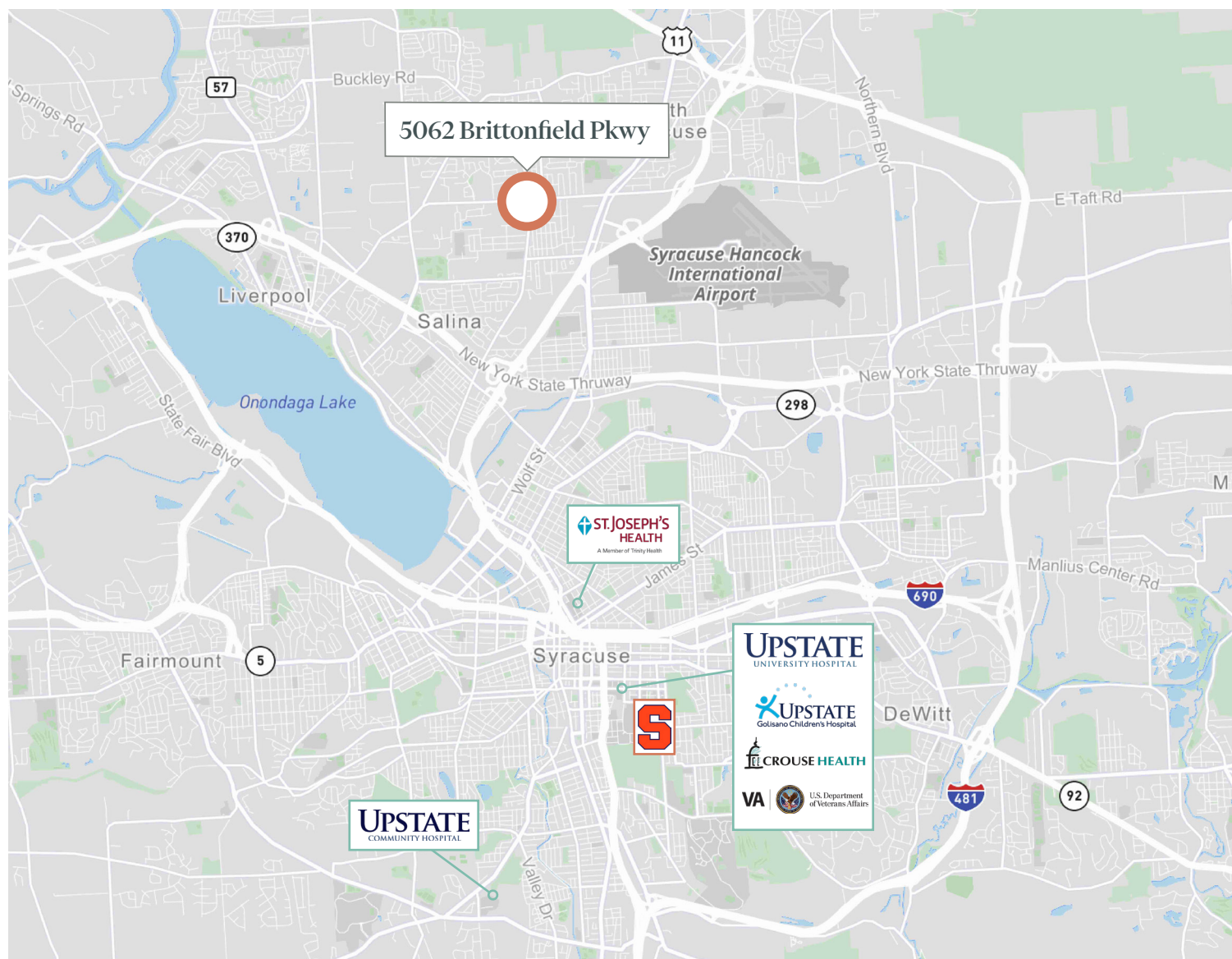
A.K.A. SYRACUSE-BRIDGEPORT PART 1 - S.H. No.672
VARIOUS WIDTH PUBLIC RIGHT-OF-WAY

ROUTE CONNECTION
VARIOUS WIDTH PUBLIC RIGHT-OF-WAY
A.K.A. INTERSTATE ROUTE 481
ASPHALT VARIES

INTERSTATE

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Contact Us

Bill Anninos

Lic. Associate Real Estate Broker
+1 315 422 4200 x 315
bill.anninos@cbre-syr.com

Lawrence Papaleo

Lic. Associate Real Estate Broker
+1 315 422 4200 x 312
lawrence.papaleo@cbre-syr.com

CBRE Upstate NY

500 Plum Street, Suite 402
Syracuse, New York 13204
+1 315 422 4200

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