

7528 State Fair Boulevard

Baldwinsville, New York 13027

This 217,000 SF industrial building on 15.97 AC in Baldwinsville, New York is available for purchase. Currently occupied by a single user, the property could be divided for use by multiple tenants.

The building features approximately 20,000 SF of office space with the balance of the space used for manufacturing with 17' clear height, 12 dock doors, 4 grade doors, busbars, and air lines. An 8,800 SF outbuilding is also on site with 2 dock doors and 1 grade door.

Situated near I-690, the property is approximately 10 miles northwest of downtown Syracuse and fast access to I-90/NYS Thruway.

Property Highlights

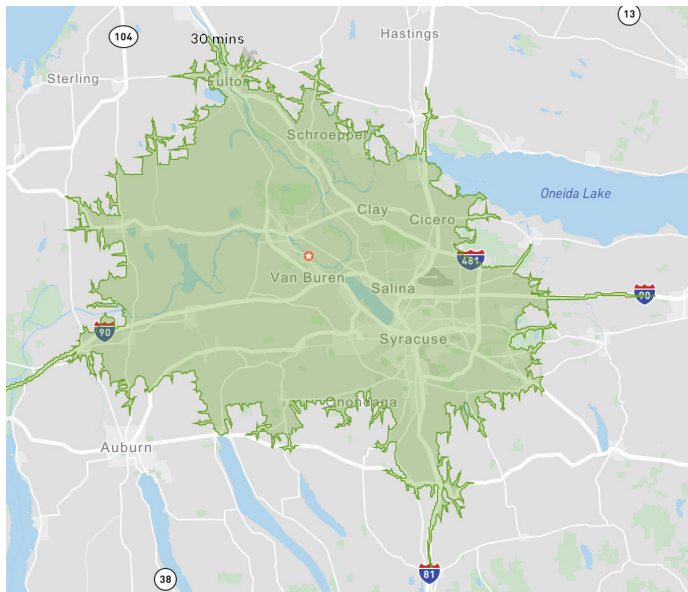
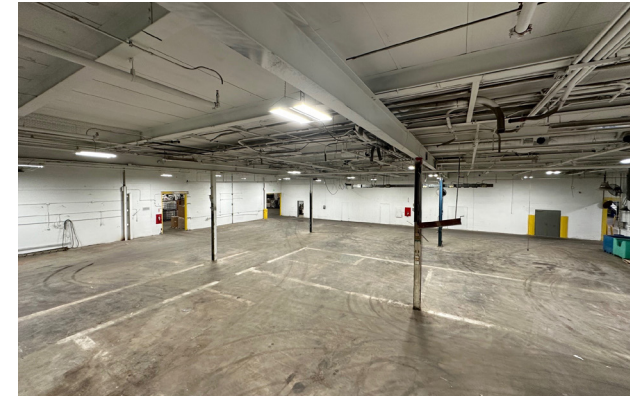
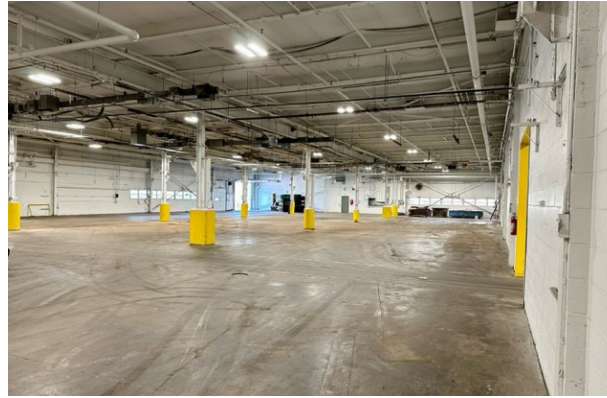
- + 217,280 SF plus an 8,800 SF outbuilding on 15.97 AC
- + 12 dock doors (9'x9' and 9'x14'); 4 grade doors
- + Active spur (600'±) to CSX rail lines
- + Heavy power (37kV substation) for manufacturing
- + Zoning: Industrial A District (Town of Van Buren)
- + 2 miles from I-690; 3 miles from I-90/NYS Thruway



7528 State Fair Boulevard
Baldwinsville, New York 13027

For Sale

Zoning	Industrial A (Town of Van Buren)
Year Built / Renovated	1965 / 2020
Colum Spacing	32'x33'
Clear Height	17'
Power	37kV substation (owned by building) Currently (2x) 1500 amp service into building <ul style="list-style-type: none">1500/2000 kVA interior unit substation2500 kVA exterior transformer
Floor Thickness	6"
Dock Doors	12
Grade Doors	4
Sprinklers	Wet & ESFR
Rail Access	Yes, active spur to CSX lines



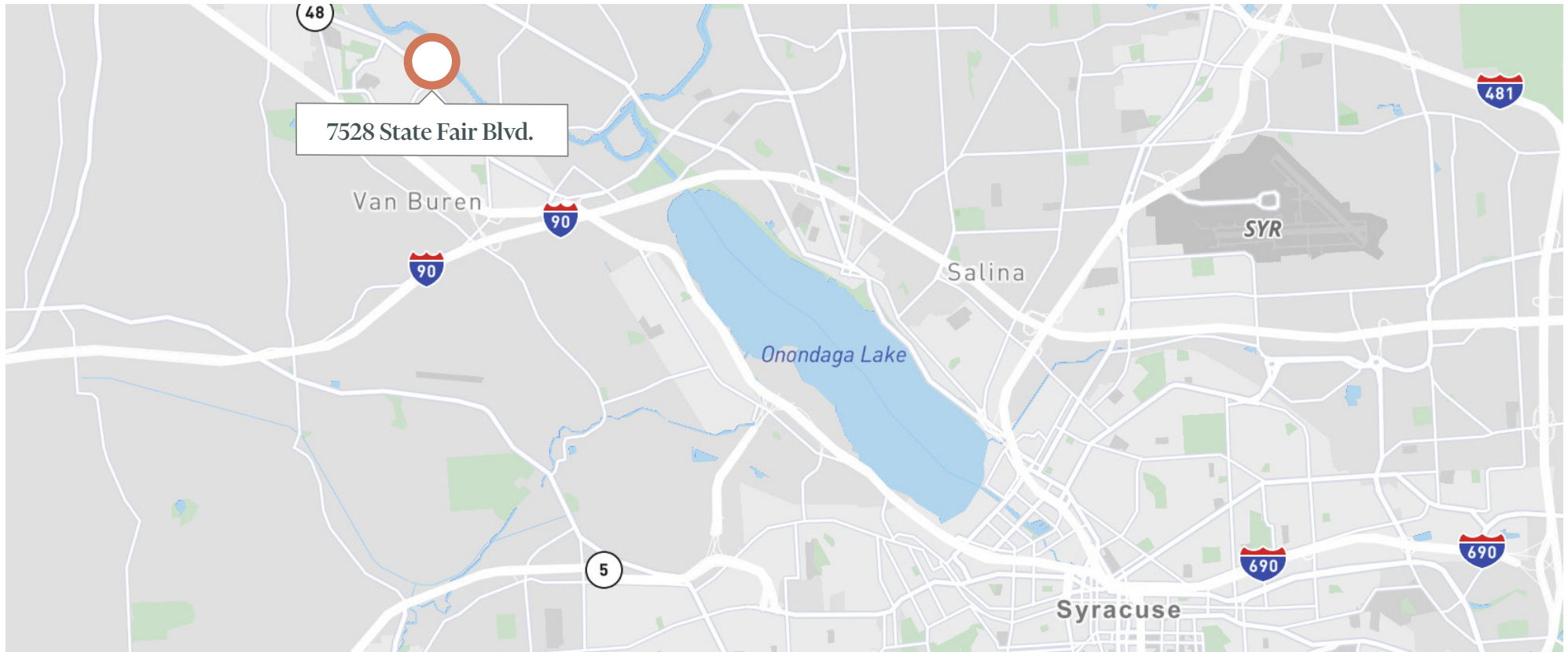
7528 State Fair Boulevard
Baldwinsville, New York 13027

For Sale



7528 State Fair Boulevard
Baldwinsville, New York 13027

For Sale



Contact Us

Mark Rupprecht, CCIM

Lic. Associate Real Estate Broker
+1 315 422 4200 x 323
mark.rupprecht@cbre-syr.com

CBRE Upstate NY

313 E. Willow Street, Ste. 202
Syracuse, New York 13203
+1 315 422 4200

© 2024 CBRE Upstate NY, part of the CBRE Affiliate Network. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE Upstate NY and the CBRE Upstate NY logo are service marks of CBRE Upstate NY. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE Upstate NY. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

www.cbre.com/syracuse

CBRE Upstate NY
PART OF THE AFFILIATE NETWORK