

# FLEX SPACE Suites 800-804

The Carriage House  
6181 Thompson Road  
Syracuse, New York 13206

# Available

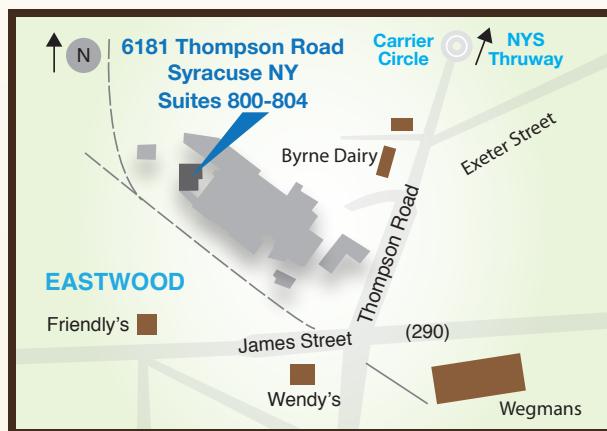


## Total Square Footage: 9,375 SF

- Suite 800 - Approximately 2,135 SF
- Suite 801 - Approximately 1,756 SF
- Suite 802 - Approximately 784 SF
- Suite 803 - Approximately 3,300 SF - Second Story Space
- Suite 804 - Approximately 800 SF

## The Carriage House Amenities:

- Semi Stand Alone Building Ideal for WHSE/MFG/DIST
- Completely Remodeled in 2016. Interior & Exterior
- New Metal Roof in 2016
- Large Open Areas, Open Studio Spaces, Center Reception Area
- Separate Storage / Loading Area
- Single Offices and Separate Office Areas
- (3) Restrooms
- Separate Heated Warehouse Area / Separate HVAC Systems
- Separately Metered National Gas and Electric



## Location:

- Zoned: Industrial
- Less than (1) mile from Carrier Circle and Exit 35 of the NYS Thruway (I-90)
- Exit 35 is known as CNY's largest hospitality hub close to hotels, banking, shopping and more
- Minutes from I-690. Less than (5) miles to Hancock International Airport



## Traffic Counts:

Thompson Road:  
29,601 AADT/2015

James Street:  
23,674 AADT/2015

Exeter Street:  
4,643 AADT/2015



**D. JAMES BRANG**  
O: 315-446-7876  
C: 315-952-0607  
F: 315-446-8197  
Jim@brangco.com  
www.brangco.com

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Brang Real Estate, LLC  
7050 Cedar Bay Road • Fayetteville • NY • 13066