


FOR SALE OR LEASE

COMPONENT MANUFACTURING

Property Highlights

- 10,000± SF on 2.40± acres
 - 7,000± SF Office
 - 3,000± SF Warehouse/Manufacturing
- Ceiling height 13'6" net
- 208V / 3 Phase Power
- 35± car parking
- Two (2) 10' x 10' docks with levelers
- Onsite equipment available: drill presses, 500lb. Jib crane, etc.
- Building Improvements:
 - Air/compressor system in rear manufacturing area
 - Security (sound sensors throughout the building)
 - New roof (2020)
 - Fully insulated from the roof deck to the roof joists
 - 100% air conditioned (including the warehouse)
 - Flexible City of Syracuse "CM" zoning (see attached), allows for warehouse, manufacturing, retail, auto related, and office
- Well located just north of the I-81/I-481 interchange
 - Five (5) minutes to Syracuse University
 - Five (5) minutes to downtown Syracuse

Demographic	1 Mile	3 Miles	5 Miles
Population	16,335	99,261	194,389
Households	6,127	38,991	79,913
Average H.H. Income	\$55,702	\$78,086	\$83,759
Daytime Employees	8,041	79,552	131,100

Source: ESRI Business Analyst 2025

Traffic Counts

East Brighton Ave	9,329 AADT
I-81	38,573 AADT
I-481	21,989 AADT
Exit off I-481 to E Brighton Ave	5,108 AADT

Source: NYS DOT 2024

EXCLUSIVE CONTACT

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