

(315) 572-3823

| TRENCA & CO REALTY



Available for LEASE



988 COUNTY ROUTE 57, PHOENIX, NY 13135

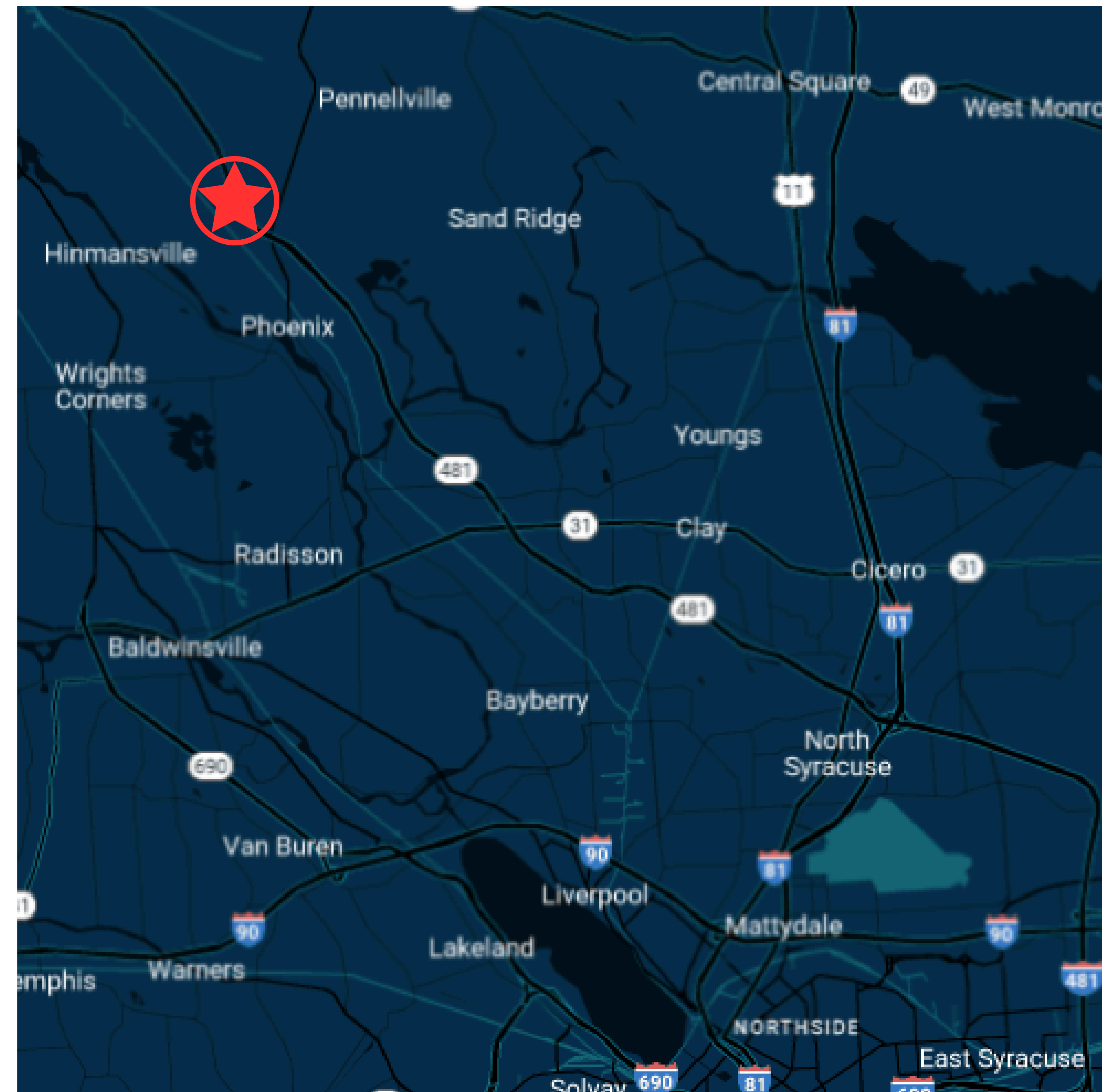
988 CR 57

OFFERING INFO

Lease Rate:	\$12/SF NNN
Square Footage:	3,000
Lease Term:	3-5 Years
Clear Height	15'
OH Doors	2 - (12x14 & 12x12)

DEMOGRAPHICS

Population	13.5K
HH Income	\$86.9k
Business Establishments	362
# of Employees	3.3k



Broker Summary

- ±3,050 SF clear span warehouse space
- 15' clear height with two overhead doors (more can be added)
- Situated adjacent to self-storage facility with direct access
- ±25 dedicated parking spaces + yard area for trucks, trailers, or equipment
- Landlord willing to make renovations and improvements
- Well and septic system in place
- Tenant responsible for taxes, insurance, general maintenance and repairs
- Landlord responsible for roof and structure
- Offered at \$12/SF NNN
- 3–5 year lease terms available
- Ideal for contractors, service providers, storage, or logistics



988 CR 57

BUILDING



John A. Trenca — (315) 572-3823 — john@trencrealty.co



988 CR 57

AERIAL



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Exclusive Broker



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