

2049 Wafer Loop Road

Marcy, New York 13403

New Construction with 40,000 SF Warehouse Immediately Available



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For Sublease

Available for sublease is a 40,000 SF of Class A warehouse/distribution space in Marcy, NY. This multiple tenancy building, constructed in 2025 of steel with 6" floors and 6 internal and external levelators. Updated with LED lighting throughout, tenant-controlled HVAC and 24-hour availability. The warehouse is equipped with 25' x 50' column spacing and a 30' clear height. Excellent location with neighboring tenant Wolfspeed, who focuses on manufacturing wide-bandgap semiconductors.

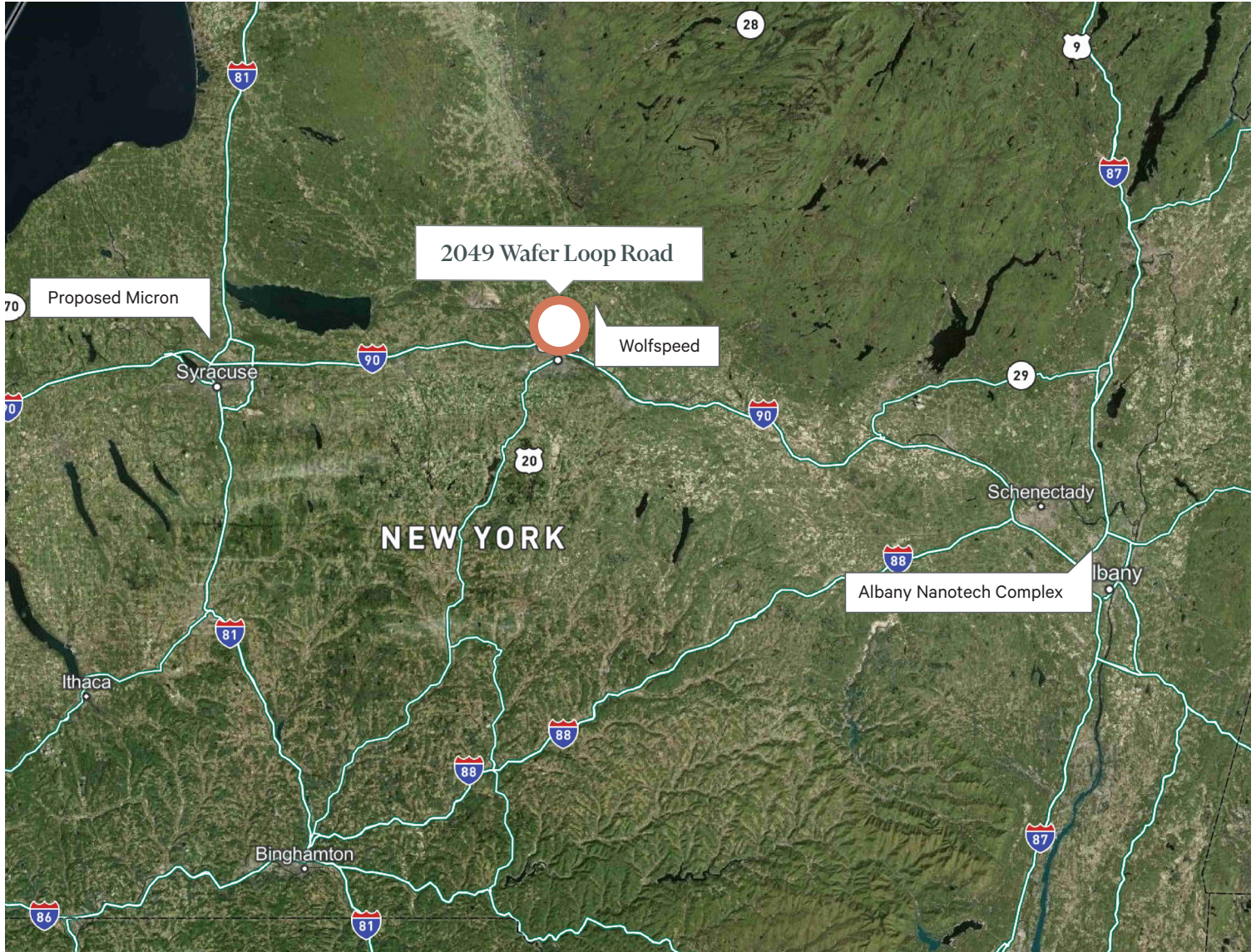
Property Highlights

- + 40,000 SF warehouse with an additional 20,000 SF immediately available
- + Potential for 90,000 SF additional
- + 6 dock height doors with 2 planned grade doors. 6 external and 6 internal levelators
- + Sublease term available to 2035
- + 30' clear height
- + 25' x 50' column spacing
- + 24-hour availability
- + Tenant-controlled HVAC
- + Excellent location with easy access to I-90/NYS Thruway

New Construction with 40,000 SF Warehouse







NY SMART I-Corridor Tech Hub Drive Times	
Syracuse, NY	1 hr 6 min
Albany, NY	1 hr 30 min
Binghamton, NY	2 hr
Buffalo, NY	3 hr

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Aerial Map



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