

# CLASS A INVESTMENT FOR SALE

## COLLAMER CROSSINGS BUSINESS PARK



34 Aspen Park Blvd, East Syracuse, NY 13057

25,000 SF Class A office building with long term lease with Northwestern Mutual now available for sale in this prestigious business park. Located near prominent businesses like Saab Sensis, Upstate Orthopedics, TTM Technologies and INFICON.

Located in the Town of Dewitt, this prime property offers unmatched potential for innovation and business growth.

**Steven L. Aiello**

**Licensed Real Estate Salesperson**

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**COR**  
CNY BROKERAGE COMPANY, LLC



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## COLLAMER CROSSINGS BUSINESS PARK



34 Aspen Park Blvd, East Syracuse, NY 13057

	1 MILE	3 MILES	5 MILES
Total Population	25,995	146,689	227,303
Businesses	2,898	6,020	9,743
Employees	75,716	132,142	193,118
Avg. Household Income	\$52,805	\$68,682	\$79,670

Syracuse is the fifth-most populated city and 13th-most populated municipality in the state of New York. The county seat of Onondaga County, the city has a population of 148,620 and a metropolitan area of 662,057. Syracuse is the economic and educational hub of Central New York. It is home to prominent institutions such as Syracuse University, SUNY Upstate Medical University, SUNY ESF, and Le Moyne College. In 2022, Micron Technology, the fourth-largest semiconductor company in the world, announced plans to invest \$100 billion to build the nation's largest semiconductor fabrication facility in suburban Syracuse. It's anticipated that upwards of 50,000 jobs will be created from this investment in the coming years.

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# COLLAMER CROSSINGS

BUSINESS PARK

EASY ACCESS | 25,000 CLASS A OFFICE INVESTMENT FOR SALE



NYS Thruway Interstate 90, conveniently connects companies to Rochester, Buffalo, Albany, New York City, and all cities in Massachusetts.

Located in the center of Upstate NY at the crossroads of NYS Interstate 90 & NYS Rt. 81.

Shopping, restaurants, hotels, various growing technology companies, and Syracuse International Airport are all within minutes of this site.

Easy access to all the towns and cities in Central New York and numerous nearby suburbs and towns provide residential settings for your employees, customers, and associates.

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# COLLAMER CROSSINGS

BUSINESS PARK

**AERIAL | 25,000 CLASS A OFFICE INVESTMENT FOR SALE**



### Site Features

- 25,000 SF Class A Office Building
- Growing area with signalized intersection of newly relocated I-81 highway
- Potential to expand up to 50,000 SF
- Town of Dewitt / Onondaga County
- Newly renovated office space
- On-site parking
- Zoned: High Tech District
- Power: National Grid has a 13.2 KV Substation with distribution level capacity
- 6" Gas Main

**This location is at the crossroads of Central NY (at the Intersection of I-90 and I-481 / future I-81)**

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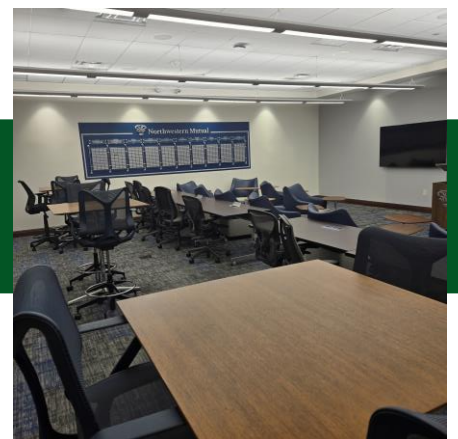
# COLLAMER CROSSINGS

BUSINESS PARK



## PHOTOS | 25,000 CLASS A OFFICE INVESTMENT FOR SALE

- Offered for sale at a 7.88% cap rate with rental increases
- This property serves as the Regional Headquarters for Northwestern Mutual, operating in conjunction with the Buffalo, Rochester & Albany hub offices
- Originally built in 2011, the building underwent a modern renovation, with a ten-year lease renewal beginning on July 1, 2021



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