

20,000 SF FLEX SPACE FOR LEASE

LESS THAN 60 MILES
FROM SYRACUSE MSA
WHITE PINE / MICRON SITE

- ✓ Located on Marcy Nanocenter Campus
- ✓ Adjacent to Wolfspeed MV Fab
- ✓ Space to be Constructed by Q2 2025



BUILDING PROGRAMMING

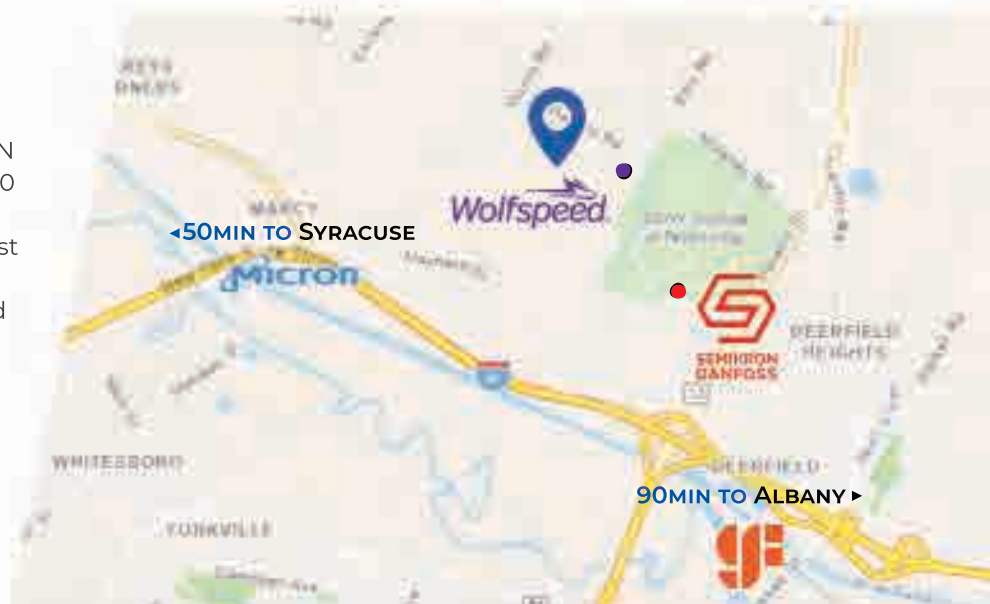
- ✓ Building Dimensions 200' x 300' - Bay sizes 25' x 50'
- ✓ Climate Control & Haz/Mat construction available
- ✓ 750 KVA Transformer / 1500A @ 208/120 / 3 Phase
- ✓ 40,000 SF dedicated for existing tenant / 19,275 SF Available
- ✓ Inquire for Pricing Details
- ✓ Flexible Allowable Uses
- ✓ Additional 60,000 SF - Phase 2 expansion possible
- ✓ ~30' Clear Height
- ✓ Direct I-90 Highway Access
- ✓ Traditional & At Grade Dock Doors Available



ABOUT OUR PROJECT

This premier facility location will provide an opportunity for companies to support the Mohawk Valley's advanced technology & materials ecosystem. Located within a minute's drive to Downtown Utica, Wolfspeed, SEMIKRON | Danfoss and within 500 miles of 13 of the top 50 U.S. metro markets, including Syracuse's White Pine Park, and the Capital District's Luther Forest Technology Campus, and Albany Nanotech Complex. The project is underway and expected to be ready for occupancy by June 2025.

PERFECT LOCATION TO SERVE ALL OF UPSTATE NEW YORK



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CALL NICK BRUNO
FOR MORE INFORMATION:
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