



The Atrium
2 Clinton Square, Suite 120
Syracuse, New York 13202
Phone: (315) 472-2020
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BUILDING FOR SALE OR LEASE

ADDRESS: 31 MADISON BLVD.
CANASTOTA, NEW YORK 13065

TOTAL SF: 40,100 +/- SF (THREE BUILDINGS)

SALE PRICE: \$2.8 MILLION

LEASE PRICE: \$6.00/SF NNN "AS IS"

ACRES: 10 +/- ACRES (TWO TAX PARCELS)

CONSTRUCTION: STEEL WITH METAL SIDING
(INSULATION) & METAL ROOF.
FOUNDATION IS POURED
CONCRETE – 6 - 8" MESHED

UTILITIES: NATURAL GAS, ELECTRIC (3 PHASE,
208V), PUBLIC WATER AND SEWER

ZONING: INDUSTRIAL – VILLAGE OF
CANASTOTA

OTHER: 1) NEAR EXIT 34 OF NYS THRUWAY
2) 30 MINUTES FROM SYRACUSE
(WEST) AND UTICA (EAST)

CURRENT TAXES:

31 MADISON BLVD.

\$17,016.93 - 2022 SCHOOL TAX
\$ 7,310.58 - 2022 VILLAGE-CANASTOTA
\$ 7,348.59 - 2023 COUNTY/TOWN TAX
\$31,676.10

TAX MAP # 43.7-1-3 (4.3 ACRES)

\$630,000 – 2022 (TOTAL ASSESSMENT)
\$741,176 – 2022 (FULL MARKET VALUE)

21 MADISON BLVD.

\$ 769.81 - 2022 SCHOOL TAX
\$ 350.17 - 2022 VILLAGE-CANASTOTA
\$ 332.44 - 2023 COUNTY/TOWN TAX
\$1,452,42

TAX MAP # 43.7-1-4.1 (5.61 ACRES)

\$28,500 – 2022 (TOTAL ASSESSMENT)
\$33,529 – 2022 (FULL MARKET VALUE)

TOTAL TAXES - \$33,128.52

BUILDING 1:

14,000 +/- SF (FRONT BUILDING)

- 1993 – AGE
- 1993 – ROOF
- CEILING HEIGHT – 14’ CLEAR
- INSULATED WALLS
- FLOOR – 6-8” CONCRETE (MESH)
- RADIANT HEAT
- TWO (2) DRIVE IN DOORS (12’ X 14’)
- ONE (1) DRIVE IN DOOR (12’ X 12’)
- WAREHOUSE AREA 80’ X 160’ (1 BATHROOM)
- OFFICE – 1,200 SF (1 BATHROOM, 4 OFFICES, KITCHEN, RECEPTION/BULL PEN, STORAGE)
- SHARED METER WITH MIDDLE BUILDING (COULD SEPARATE METER)

BUILDING 2: 9,000 +/- SF (MIDDLE BUILDING)

- 2001 – AGE
- 2001 – ROOF
- CEILING HEIGHT – 14’ CLEAR
- INSULATED WALLS
- FLOOR – 6-8” CONCRETE (MESH),
- RADIANT HEAT
- TWO (2) DRIVE IN DOORS (12’ X 14’)
- ONE (1) DRIVE IN DOOR (12’ X 12’)
- WAREHOUSE AREA 80’ X 160’ (1 BATHROOM)
- PAINT BOOTH (2,000,000 BTU AIR MAKE UP UNIT
- SHARED METER WITH FRONT BUILDING

BUILDING 3: 17,100 +/- SF (REAR BUILDING)

- 2006 - AGE
- 2006 – ROOF
- CEILING HEIGHT – 14-20’ CLEAR
- INSULATED WALLS
- FLOOR – 6-8” CONCRETE (MESH),
- RADIANT HEAT
- FOUR (2) DRIVE IN DOORS (12’ X 14’)
- WAREHOUSE AREA 150’ X 100’
- OFFICE – 2,000 SF (2 BATHROOM)
- WITH 2 – 9’ X 7’ GARAGE DOORS
- 3 PHASE, 208 VOLT, 400 AMPS

The above information furnished for this property was obtained from sources deemed reliable but warranty or representation is made to the accuracy thereof and the property is subject to prior sale or withdrawal.