

# FOR SALE OR LEASE: 734 Burnet Ave, Syracuse, NY 13203



**NEW PRICE**  
**\$1,500,000**

## PROPERTY DESCRIPTION

Outstanding opportunity to own the former Babbitt Bearing Building. This building is 39,038+/- square feet with just over 35,000 square feet of industrial/warehouse space and 3744 +/- sq feet of office space. The building features ceiling heights between 14.5-20'; 3 bay doors 14-18 ft. Three phase electric with two separate service entrances and two separate water mains entrances for multi tenant use. Building is fully air conditioned. Outstanding location with immediate access to 690.

Sale to include a total of 4 parcels, providing 95+ parking spaces with 46+ that are in a secured parking area.

## PROPERTY HIGHLIGHTS

- 39,038± SF Building
- 35,294± SF Industrial/Flex Area
- 2,300± SF 1st Floor Office Space
- 1,444± SF 2nd Floor Office Space
- Ceiling Height: 14.5'-18.0'
- Three Phase Electric With Two Services
- Two Water Mains
- Four Parcels
- Parking: 95+ spaces with secure lot for 46+ Spaces
- Fantastic Location Off RT 690 With High Visibility
- Excellent Building Condition
- Industrial Zoning With High Visibility

## OFFERING SUMMARY

Sale Price: \$1,500,000

Lease offer: \*Negotiable\*

- 2 At Grade doors, and  
1 Loading Dock.

## Steven Reed

Licensed Associate Real Estate Broker

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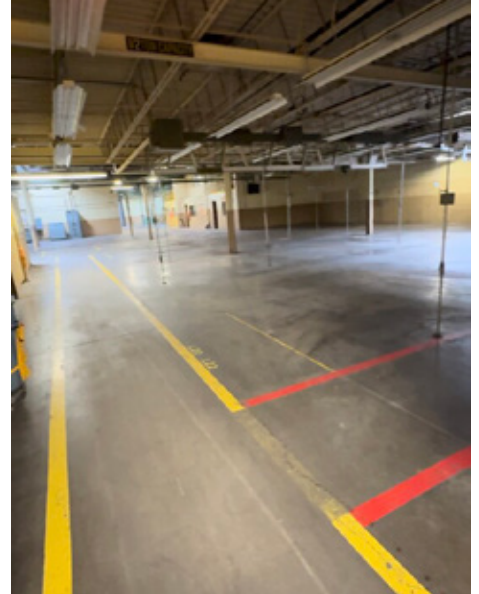
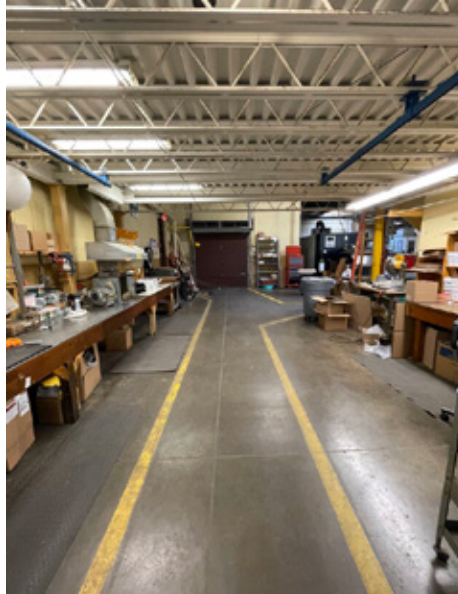


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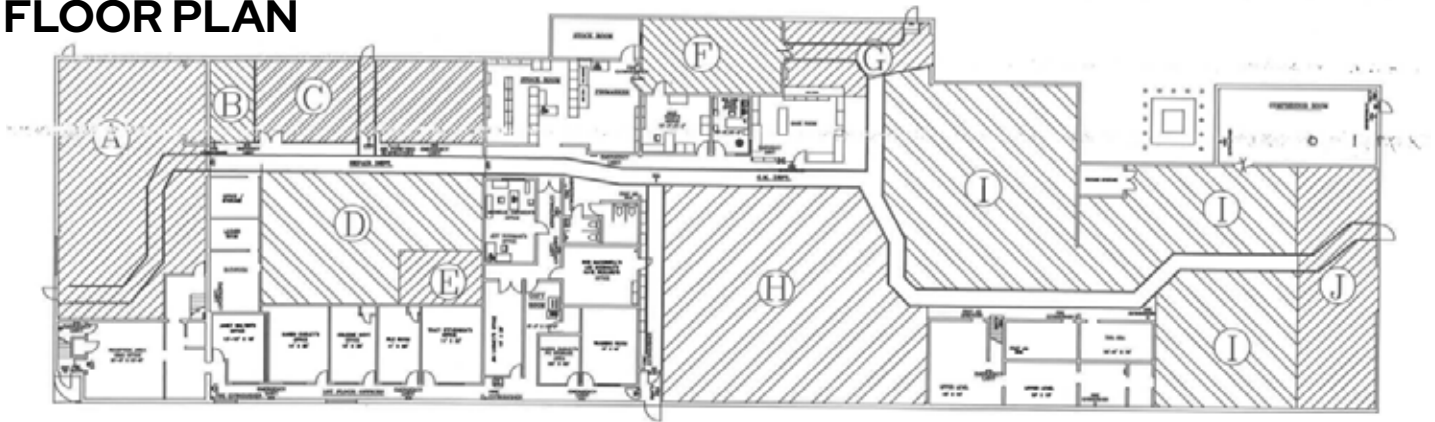
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## FLOOR PLAN



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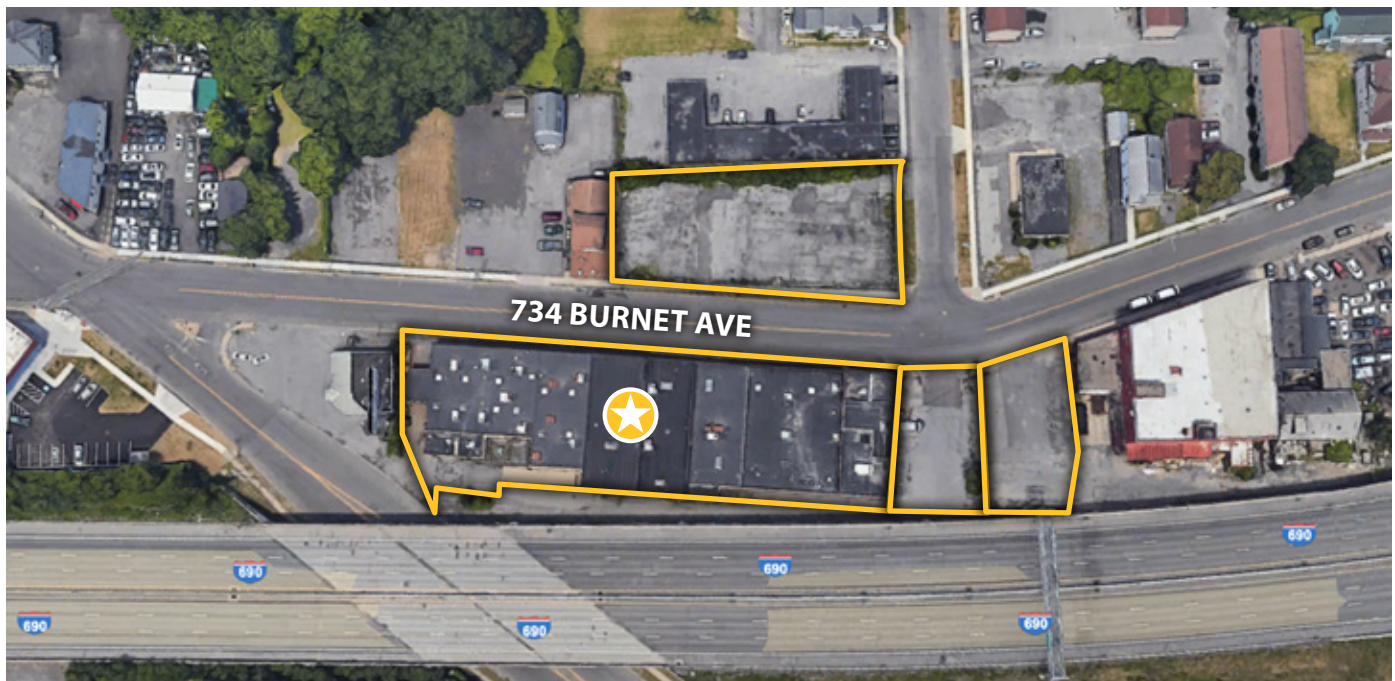
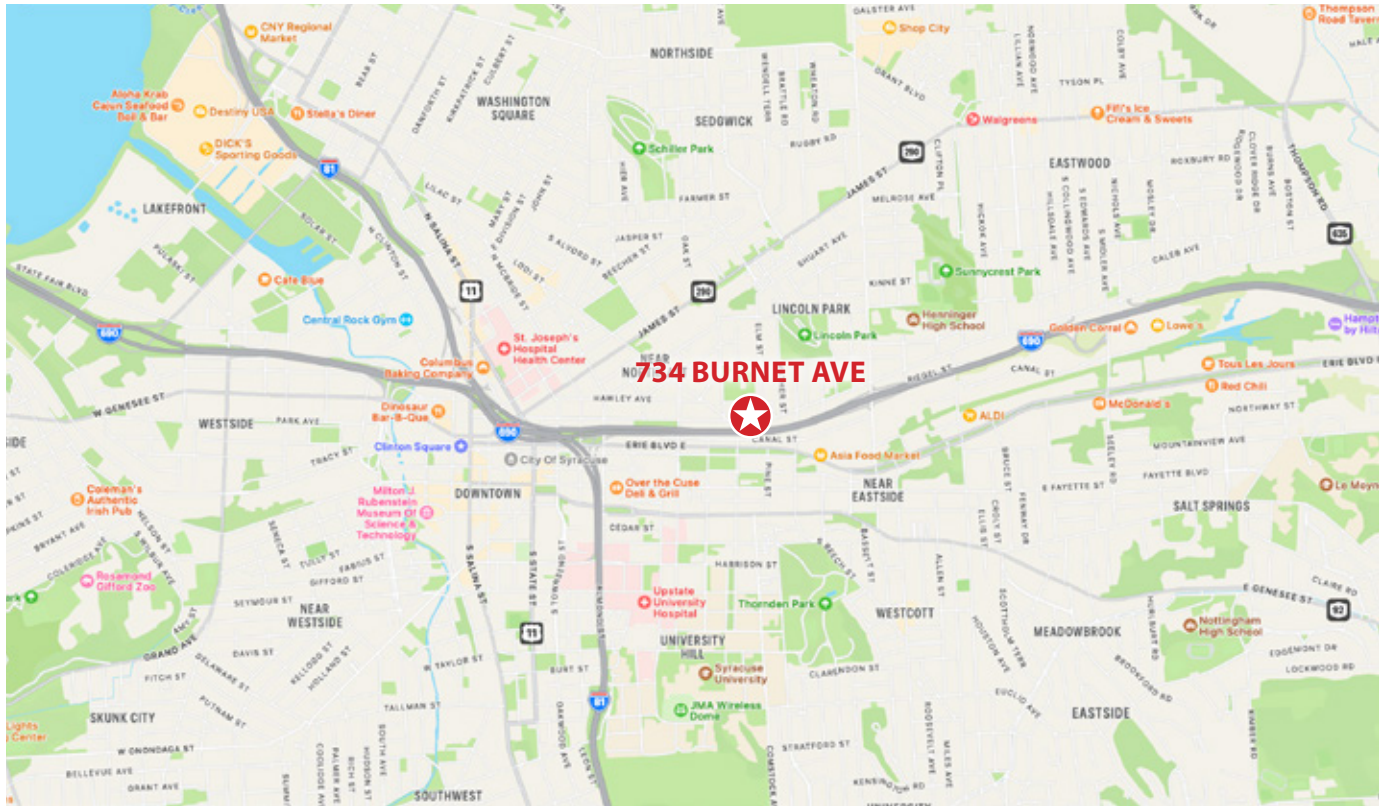
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