

**FOR LEASE**

42,696± SF DISTRIBUTION CENTER WITH RETAIL, SHOWROOM & OFFICES

Property Highlights

- Prominent distribution building which was longtime home of Metro Mattress's distribution center, corporate offices and retail showroom
- Surrounded by some of the Syracuse market's most prominent distribution centers including Coca Cola, Americold, Old Dominion, JB Hunt and United Auto Supply
- High bay warehouse (21' clear section along with 26' clear section of warehouse) served by 7 loading docks with levelers
- Warehouse currently racked with in rack sprinkler system and wire guided forklift navigation system
- Corporate office on 5,000± SF second floor served by elevator, with board room, kitchen and multiple private offices on windows
- 600-amp 480V/277 3 Phase power service to building; Solvay Municipal Electric rates
- Modern building amenities with new HVAC, roof, mechanicals, lighting, windows and office finishes
- 5,000± SF retail showroom with glass storefront and pylon signage visible from NYS Thruway and I-690
- Located immediately off I-690's John Glenn on & off ramps with great highway visibility
- Less than 2 miles to NYS Thruway exit 39 ideal for distribution across the state of New York

EXCLUSIVE CONTACT

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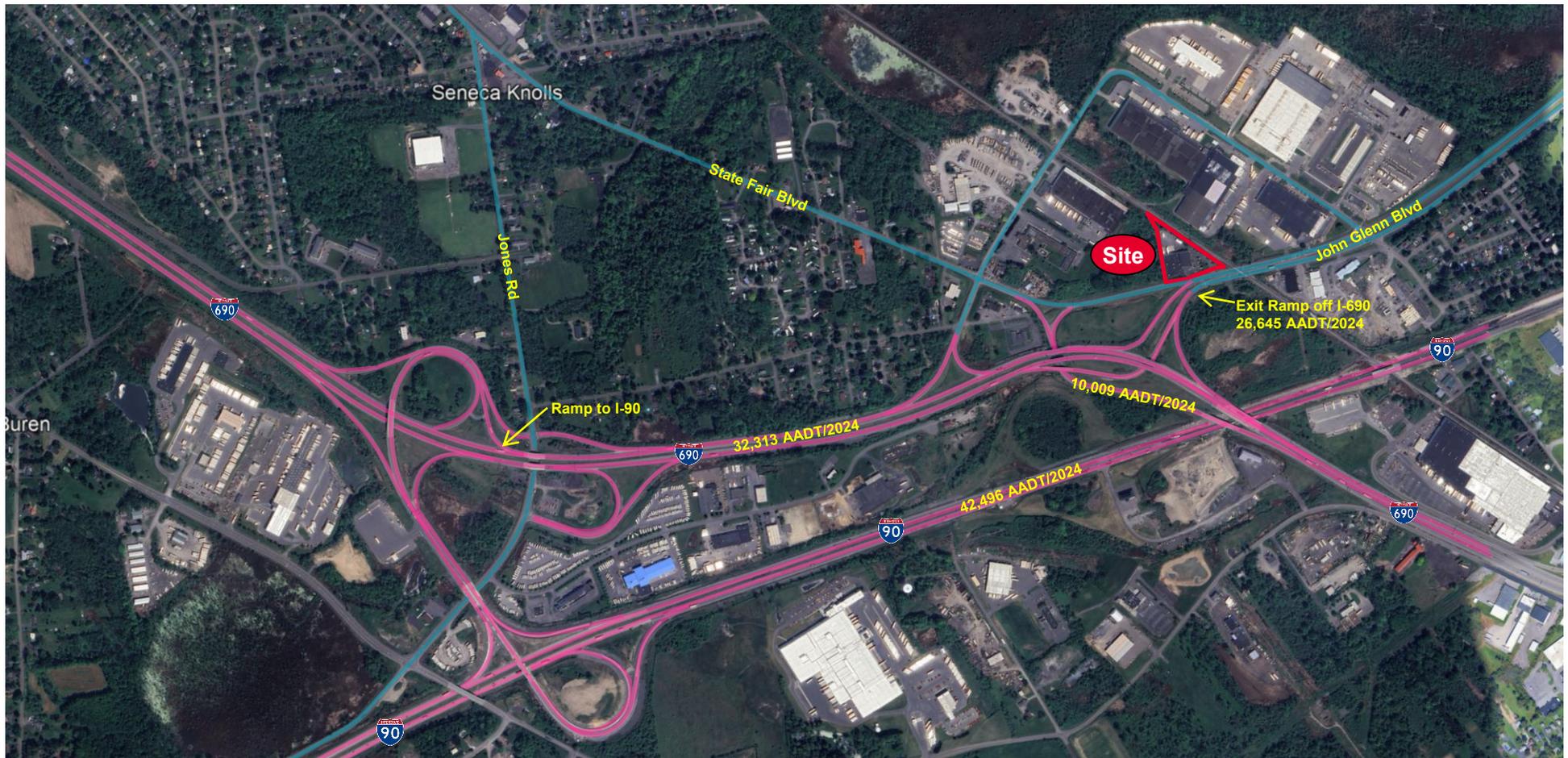
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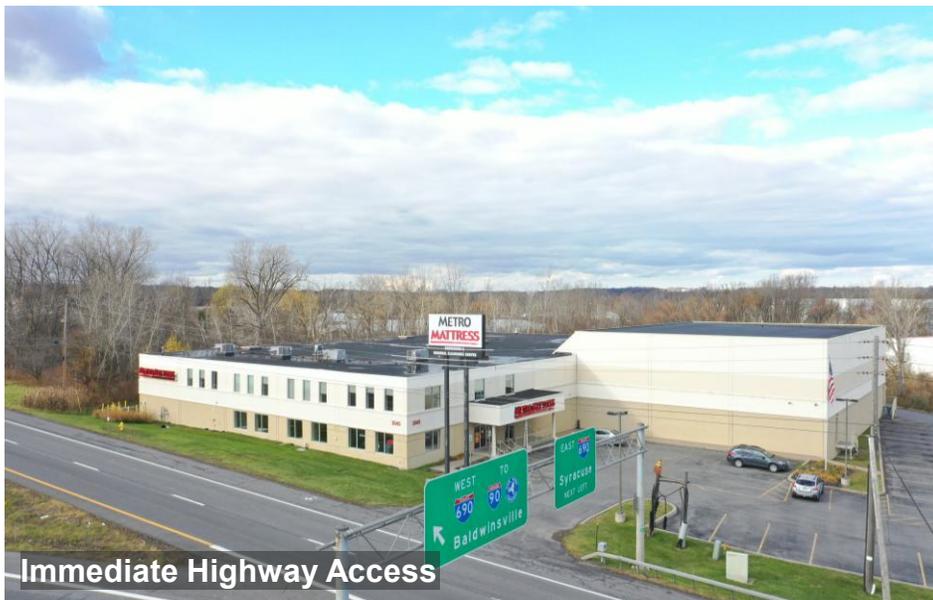
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Demographic	1 Mile	3 Miles	5 Miles	Drive Time / Distance	
Population	925	25,988	93,114	I-690 Westbound	120 ft / <1 minute
Households	377	11,654	41,211	I-690 Eastbound	0.1 mile / 1 minute
Average H.H. Income	\$84,847	\$103,293	\$103,310	I-90, NYS Thruway via I-690	0.9 mile / 1 minute
Daytime Employees	2,028	8,139	38,039	Source: Google Maps	

Source: ESRI Business Analyst 2025







Second Floor Office

