

**FOR SALE
OR LEASE**

734 Burnet Avenue, Syracuse, NY 13203

**NEW PRICE
\$1,650,000**

SELLER IS MOTIVATED! Outstanding opportunity to own the former Babbitt Bearing Building. This building is 39,038+/- square feet with just over 35,261 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 65 that are in a secured parking area.

Steven Reed

Licensed Associate Real Estate Broker
Direct: (315) 491-7297
steven.reed@huntrealestate.com

James Siciliano

Licensed Real Estate Salesperson
Direct: (315) 877-2987
jim.siciliano@huntrealestate.com

HUNT Commercial
Real Estate Corporation
403 Main Street, Suite 200
Buffalo, NY 14203
HUNTCommercial.com

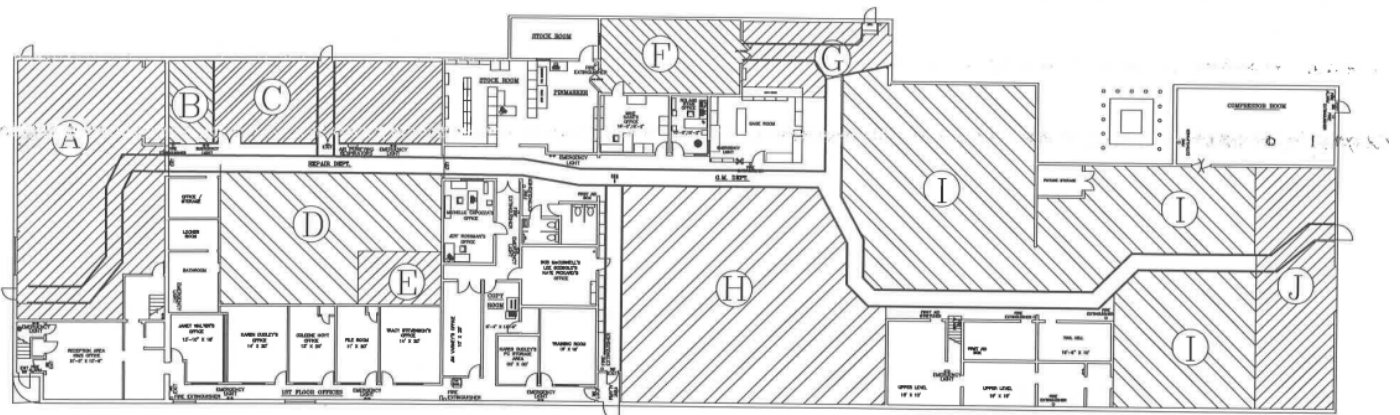


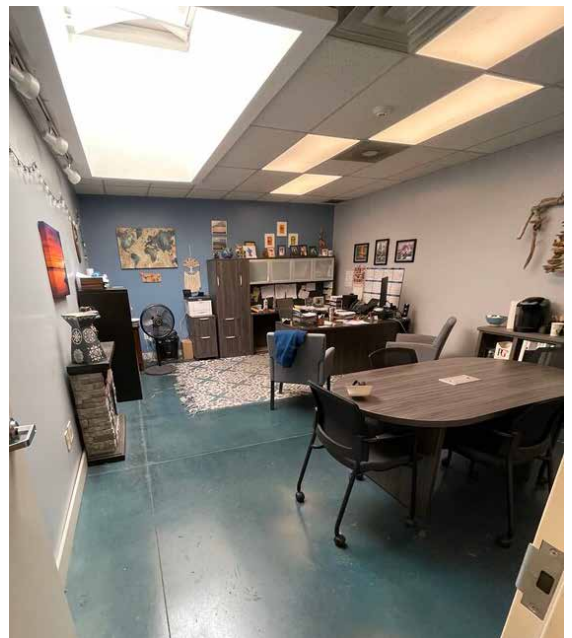
PROPERTY HIGHLIGHTS

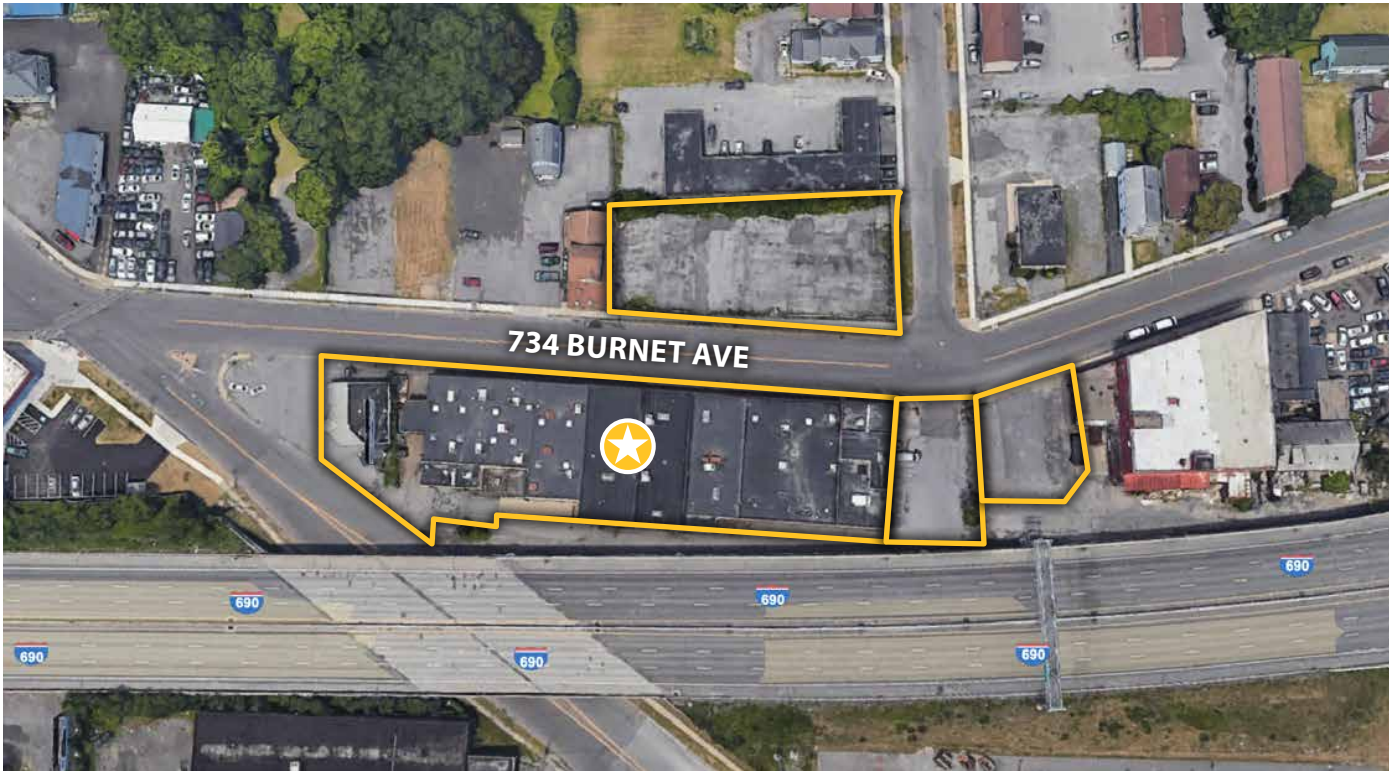
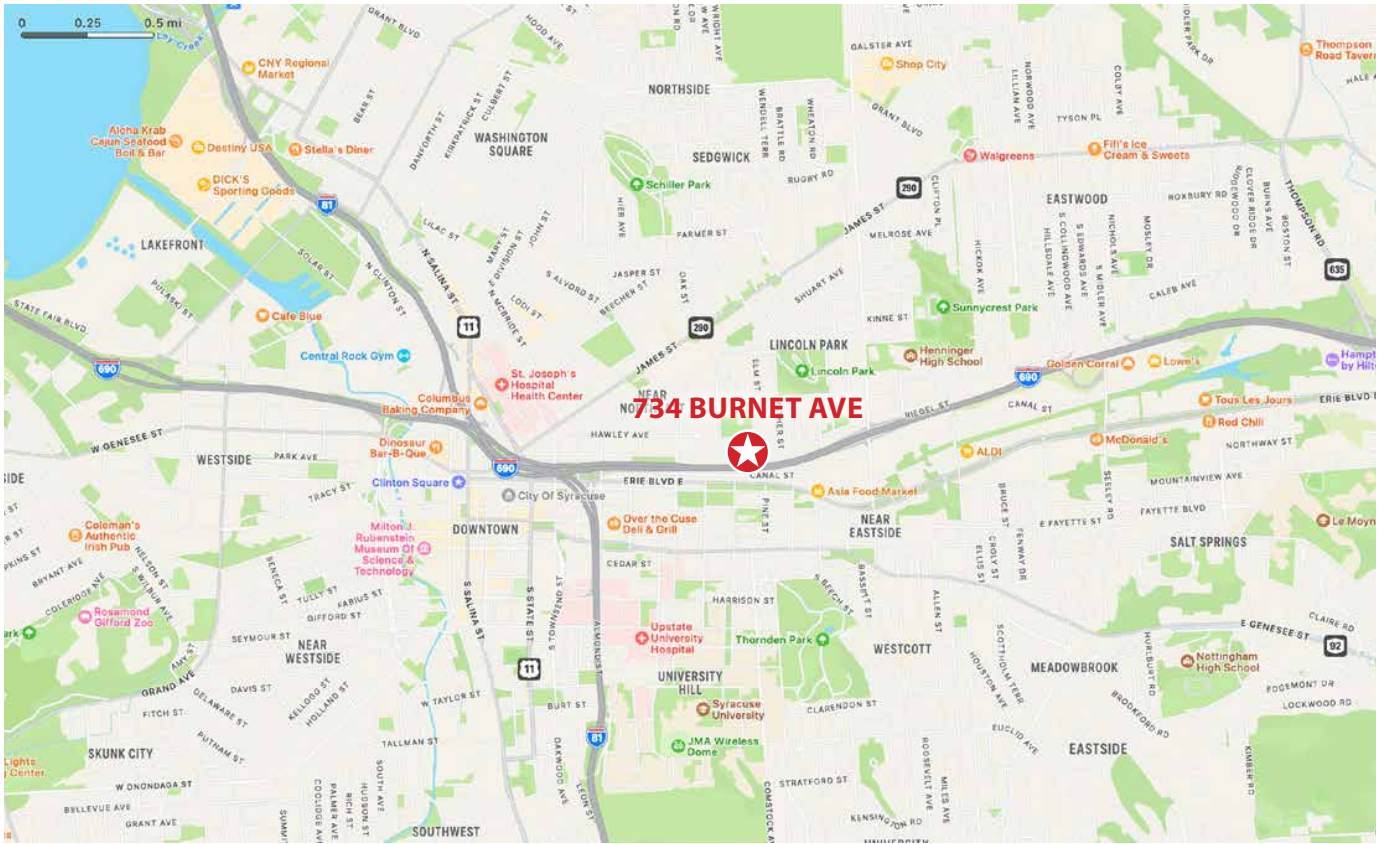
- 39,038± SF Building
- 35,261± SF Industrial/Flex Area
- 2,300± SF 1st Floor Office Space
- 1,444± SF 2nd Floor Office Space
- 35,261± SF Industrial/Flex Area
- Ceiling Height: 14.5'-20.0'
- 3 Bay Doors With One Approx. 18' High Where Trucks Can Enter For Deliveries
- Three Phase Electric With Two Services
- Two Water Mains
- Four Parcels
- Parking: 95+ spaces with secure lot for 65+ Spaces
- Fantastic Location Off RT 690 With High Visibility
- Excellent Building Condition
- Industrial Zoning With High Visibility
- Building is 100% air conditioned



FLOOR PLAN







COMMERCIAL

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