



Available For Lease

**117 Game Rd,
Syracuse, NY 13210**



PROPERTY SUMMARY & PARCEL OUTLINE

117 Game Rd, Syracuse, NY 13210 offers 10,800 SF of Class A warehouse space on a 1.2-acre site. Built in 2007, the facility features an 18' clear height, 1 dock-high door with a leveler and powered 9' x 10' door, and 2 drive-in doors, including a 14' x 14' powered door and a 9' x 10' door. The property is equipped with 400 amps of 3-phase power and is zoned CM Commercial, providing a functional and modern space well-suited for warehousing, distribution, service, or light industrial operations in the Syracuse market.



PROPERTY DETAILS & SPECIFICATIONS

Address: 117 Game Rd, Syracuse, NY 13210

Building Type: Warehouse

Total SF Warehouse/Office: 10,800

Acreage: 1.2

Dock Doors: 1 with leveler and power door 9X10

Drive In Doors: 1 - 14x14 with power opener and 1 - 9X10

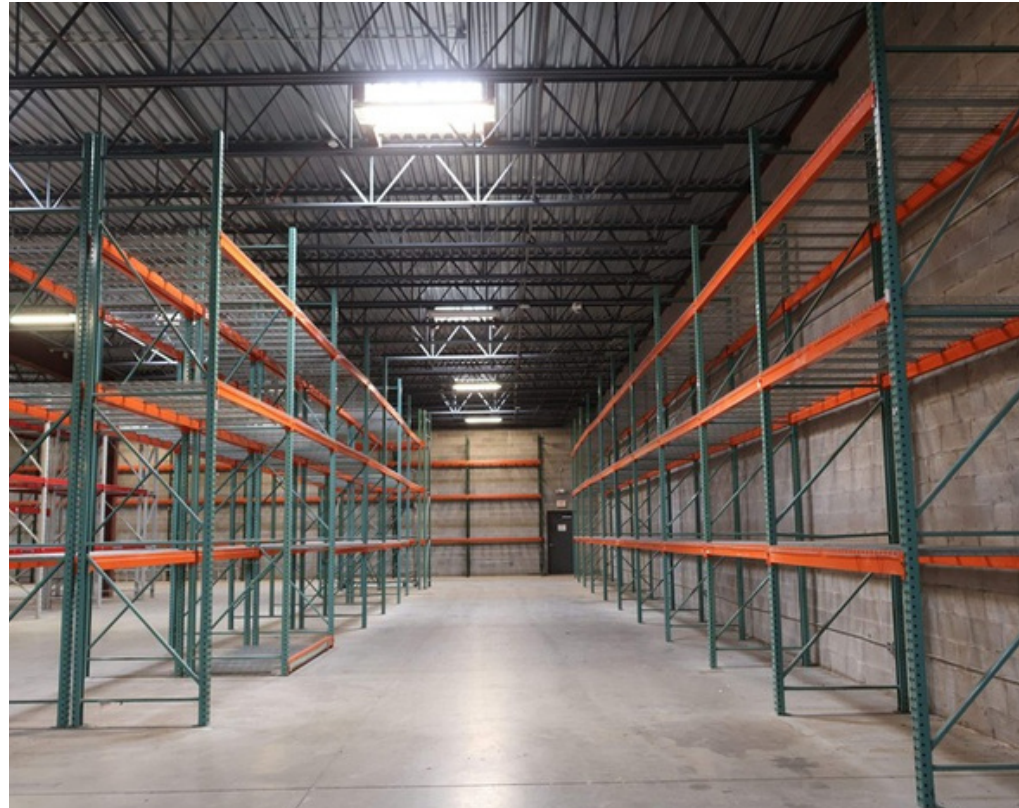
Clear Height: 18 ft clear height

Year Built/Renovated: 2007

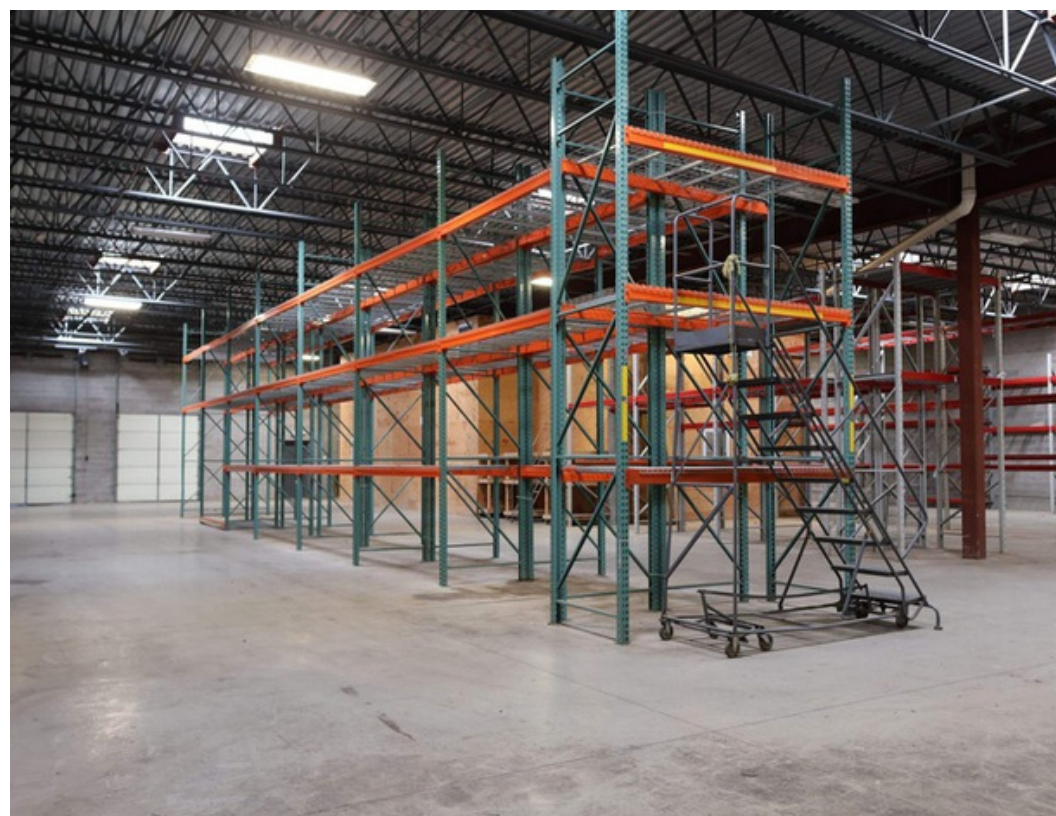
Power: 400 amps 3 phase

Building Class: A

Zoning: CM Commercial







PRIME INDUSTRIAL LOCATION - SYRACUSE, NY

117 Game Road is strategically positioned within the Greater Syracuse industrial and distribution market, offering strong connectivity to Central New York's primary transportation network. The property benefits from convenient access to I-481, I-690, I-81, and I-90 (NYS Thruway), providing efficient east-west and north-south distribution throughout Upstate New York and the broader Northeast. Located minutes from Downtown Syracuse, Syracuse Hancock International Airport, and established industrial corridors in DeWitt and East Syracuse, the site is well-suited for warehousing, light manufacturing, logistics, service operations, and regional distribution. Its Central New York location also provides access to a skilled regional workforce and the expanding advanced manufacturing ecosystem surrounding Micron's semiconductor development in Clay, positioning the property within one of Upstate New York's most important emerging industrial markets.

LOCATION KEY DISTANCES

I-481 – 1 mile | I-690 – 2 miles | I-81 – 3 miles | Downtown Syracuse – 4 miles | Syracuse Airport – 8 miles | I-90 – 8 miles | Amazon Distribution Center – 13 miles





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