



**FOR LEASE**  
**8673 LYONS-MARENGO RD**

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**120,939 SF**  
**LYONS, NY**



**PHOENIX**  
**INVESTORS**

*Opportunity. Execution. Value Creation.*



## PROPERTY HIGHLIGHTS

-  **HEAVY POWER  
AVAILABLE ON SITE**
-  **LOCATED  
APPROXIMATELY 10  
MINUTES FROM I-90**
-  **ECONOMIC  
INCENTIVES  
AVAILABLE**
-  **11 DOCK DOORS**
-  **RENOVATED  
IN 2025**



# PROPERTY DETAILS

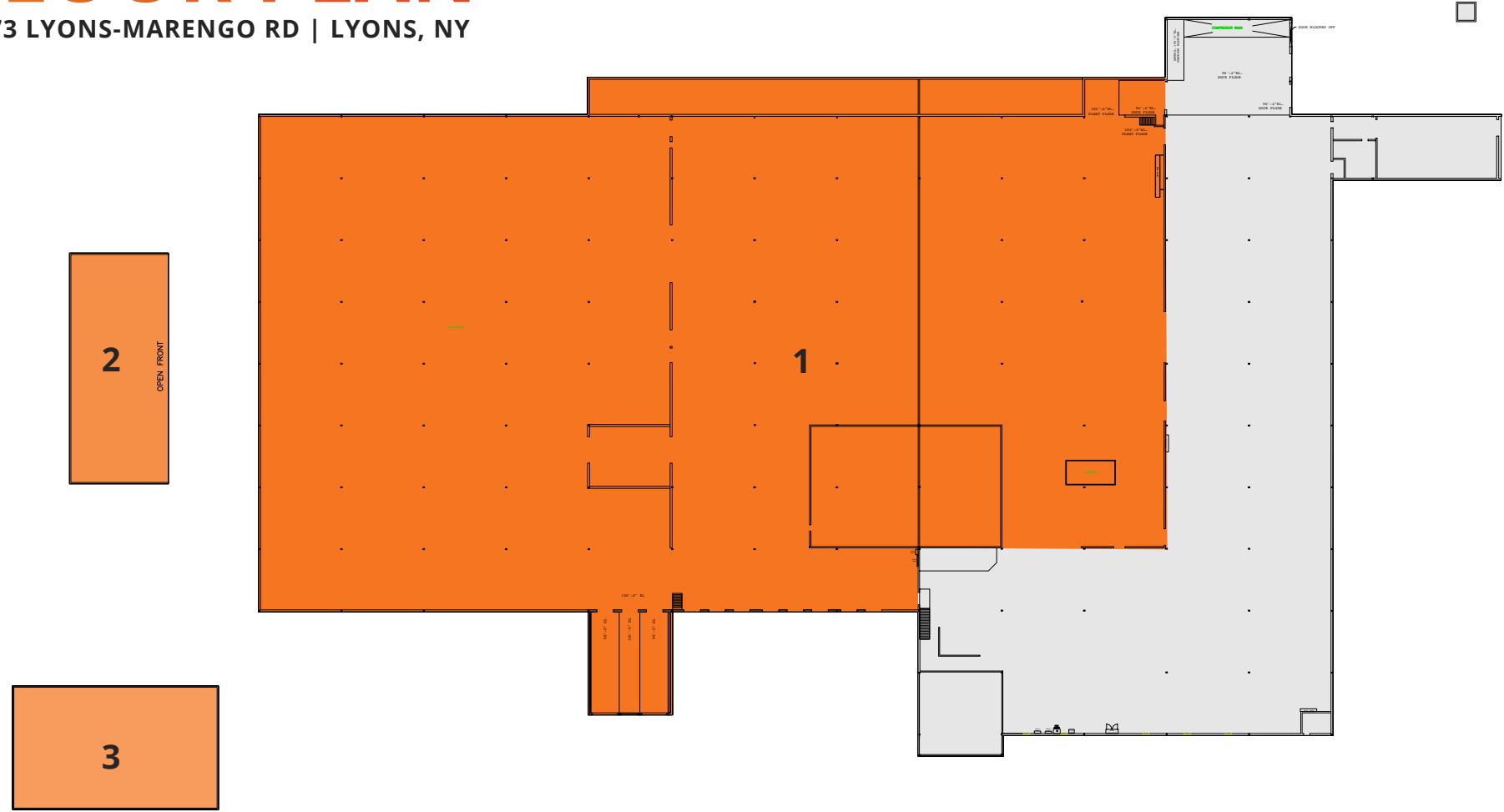
8673 LYONS-MARENGO RD | LYONS, NY

AVAILABLE SPACE	120,939 SF
DOCK DOORS	8 Exterior   3 Interior
GRADE-LEVEL DRIVE-IN DOORS	2
CLEAR HEIGHT	24'
COLUMN WIDTH/DEPTH	30' x 40'
ROOF	Flat, Built-Up Over Steel Deck
WALLS	Masonry & Steel
FLOORS	Reinforced Thick Slab Concrete
YEAR BUILT	1966
FIRE SUPPRESSION	Sprinklers, 100% Wet
LIGHTING	Fluorescent & LED
POWER	4000 Amps at 480 Volts (2500 kVA)
PARKING	250 Surface Spaces
TOTAL LAND AREA	57.31 Acres
ZONING	Industrial
PARCEL ID	542800-071-111-0000-770-330-0000

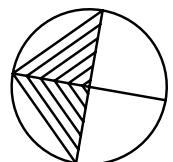


# FLOOR PLAN

8673 LYONS-MARENGO RD | LYONS, NY



NUMBER	SPACE DESIGNATION	COLUMN SPACING	DOCKS	OH DOORS	SQUARE FEET
1	AVAILABLE	30' x 40'	11	2	109,563 SF
2	BARN STRUCTURE	N/A	0	0	5,376 SF
3	POLE BARN	N/A	0	0	6,000 SF
<b>TOTAL</b>					<b>120,939 SF</b>



# LOCATION MAP

8673 LYONS-MARENGO RD | LYONS, NY

Sand Banks

Sackets Harbor

Adams Center

Lake Ontario

ROCHESTER, NY	49 MILES
SYRACUSE, NY	53 MILES
BUFFALO, NY	114 MILES
PITTSBURGH, PA	321 MILES

