

# For Sale

1543 South Salina Street  
Syracuse, New York 13205



Exclusively Listed By  
CNY Broker, LLC

215 East Jefferson Street, 2nd Floor  
Syracuse, New York 13202

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# 1543 South Salina Street

A visible, scalable site in an emerging growth corridor in Syracuse positioned for community impact and business expansion, surrounded by \$1B+ in private and public investment.

- Two-story commercial building
- Mason block construction
- Approx. 10,400 total square feet
- 1,800 Sq. ft. finished office
- 8,600+ Sq. ft. warehouse
- .85 Acres
- Built in 1940
- 11K Daily traffic count





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## Building Features

- Open floor plan warehouse
- Multiple office and patron spaces
- 5 Total garage doors
- 3 Bay private garage with separate entrance and partition wall
- 3 Phase, 480v electric
- Secured fenced-in parking lot
- Mason block construction
- Built 1940
- Two existing signposts

## Interior Details

- 10,400 Total square feet
- 8,600 Total warehouse square feet
- 1,800 Total office and patron square feet
- 20' Ceilings
- Concrete floor with drain tile
- 3 Restrooms
- Second floor office
- Potential showroom space





## Location & Lot Details

- [illegible]





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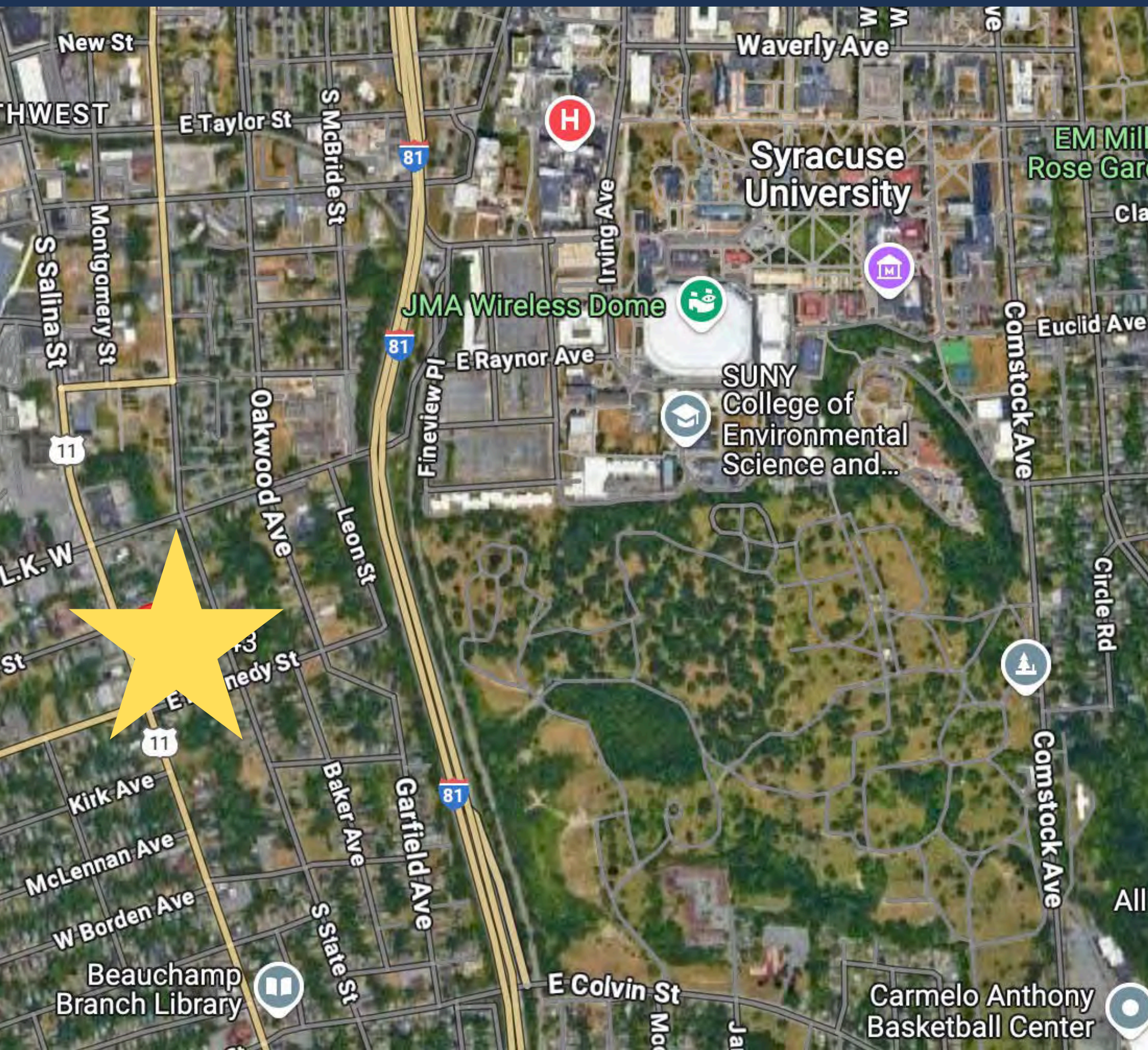


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# 1543 South Salina Street Syracuse, New York 13205



- .8 Miles to Syracuse University
- .3 Miles to JMA Wireless Tech Campus
- 1.1 Miles to SUNY ESF
- 1 Mile to Downtown Syracuse
- .5 Miles to Interstate 81
- 1.1 Miles to Crouse Hospital
- 1.2 Miles to Upstate University Hospital
- .3 Miles to ON-RAMP / Sears Building
- .5 Miles to STEAM School
- .6 Miles to Syracuse Health Center



# Neighborhood Transformation in Progress

As part of New York State's "Flagship Smart City," the South Salina Street neighborhood is enjoying an infusion of investment in digital infrastructure, 5G, broadband, and other technologies to support business and individual economic development. The area attracts significant public and private investment and is located in a federally designated Opportunity Zone with access to potential incentives and grants.

**\$2B+**

I-81 Project

Community Grid & infrastructure project

**\$400M**

JMA Wireless

Tech campus development

**\$380M**

Syracuse Community Health Center

**\$75M**

City of Syracuse STEAM School

**\$8.5M**

NYS ON-RAMP Workforce  
Redevlopment Program at the  
iconic Sears building.



CNY Broker



# Price: \$375,000



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Christopher Snyder is a New York State licensed Real Estate Broker at CNY Broker, llc

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