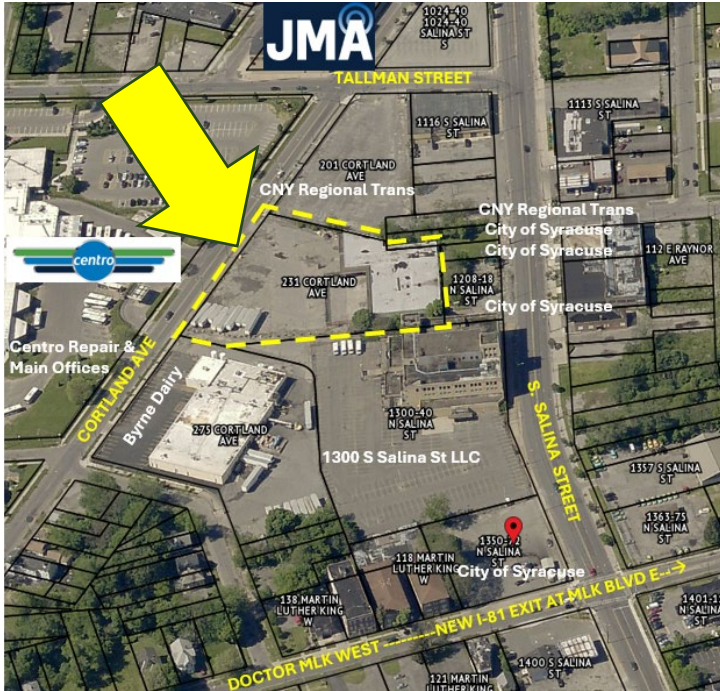


# INDUSTRIAL WAREHOUSE - DOWNTOWN

ZONED LI-1  
LITE INDUSTRIAL

+10,000 SF  
FOR LEASE



- Expandable to 12,000 SqFt
- Includes 40+ parking spaces.
- Masonry & Steel.
- 15' to base of Steel Trusses.
- 100% Sprinkler Coverage
- Usable as a flex warehouse or for lite manufacturing.
- Common Restrooms
- 1 lift door however Landlord will participate on adding others.
- Includes 8 offices & conference space.

\$15.50 PSF  
PLUS UTILS

231 – 235 Cortland Ave  
Syracuse, NY. 13202



**PAPYRUS**  
REAL ESTATE SOLUTIONS

**Scott Dumas**

LICENSED REAL ESTATE BROKER

315.877.5113

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PAPYRUS REAL ESTATE SOLUTIONS, LLC  
1970 West Fayette Street  
Syracuse, NY 13204



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