

Medical / Office Space
2,500 – 7,500 Sq Ft Available
Front of Multi-Tenant Office Building

7453 Morgan Road
Liverpool, NY. 13205

LESS THAN A MILE TO AMAZON'S CLAY FACILITY - PRIME FRONTAGE FOR LEASE



Property Details:

- Main Space is currently available at 5,000 SqFt.
- The above 5,000 SqFt is easily divisible to @ 2,500 SqFt.
- Addtl. 2,500 SqFt avail. from adj. Tenant downsizing(onsite).
- Landlord improvements to include carpet tile, paint, ceiling & lighting upgrades.
- 60 Shared parking spaces with adjacent Tenants(IT company & small dental 1 doctor practice).
- Existing 5,000 SF design includes 4 offices, 1 large training/conf. space, 2 large open desk spaces, 4 restrooms & 2 kitchenettes. Total 7,500 SF includes additional 7 offices, open staff space, garage, 2 restrooms & kitchenette.
- Includes separate customer & employee entrances with secure entry window for lobby.
- Front signage on main building facing Morgan Road.
- Rent includes base for taxes, property insurance, common area & water. Plus Utilities.



Mike Barney Management
A Subsidiary of Smartcore Consulting, LLC.

www.mikebarneymanagement.com

5015 Campuswood Drive – Suite 101 - East Syracuse, NY 13057

315-877-5113 Mobile | 315-634-5033 Office | ScottDumas107@gmail.com

\$16.50 PSF Plus Utilities

Medical / Office Space
2500 – 6,500 Sq Ft Available
Front of Multi-Tenant Office Building

7453 Morgan Road
Liverpool, NY. 13205

CLOSE TO AMAZON CLAY FACILITY - PRIME SPACE FOR LEASE



A Subsidiary of Smartcore Consulting, LLC.

www.mikebarneymangement.com

5015 Campuswood Drive – Suite 101 - East Syracuse, NY 13057

315-877-5113 Mobile | 315-634-5033 Office | ScottDumas107@gmail.com