

Available For
Sale or Lease

4600 Crossroads
Park Drive
Liverpool, NY



Property Details

- Price \$2,400,000
Or Lease at \$11 a sf/yr plus utilities
- Square feet 19,360
*Main level 17,550 sq ft
*Unfinished second 1,750sq ft
(Perfect for future offices or storage)
- Price per SF \$123
- Lot Size 1.39 Acres
- Ceiling Height 23 feet
- Dock Doors 2
- Drive in Doors 1
- Year build 1980
- Parking 20+

Property Summary

Exceptional opportunity to own or lease an office/warehouse space with an outstanding location in Liverpool. **The location is located extremely close to Route 81, NYS Thruway, the airport and the future campus of Micron.**

Brand new tear off roof in 2023 with new skylights. Fully wrapped insulated high ceiling warehouse constructed of solid precast concrete. Separate office and warehouse restrooms, Dock and drive in doors.

This is a turnkey building ready for business including fully pallet racked warehouse, forklift, pallet scale, pallet shrink wrapper with all desks & furniture!

Centrally located

NYS 90

2 mi

Airport

3 mi

Route 81

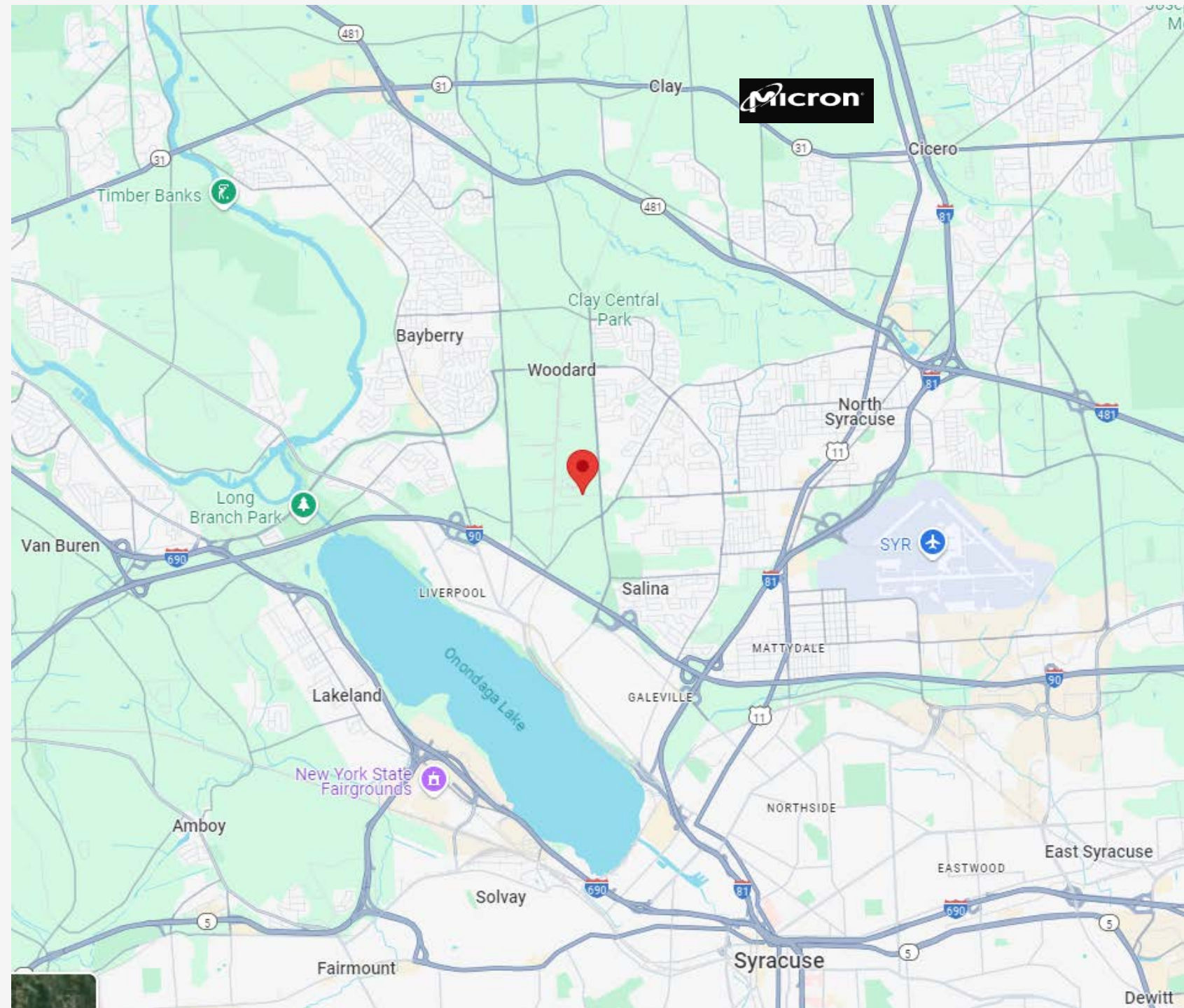
3 mi

Micron

7 mi

Rail

8 mi





**Warehouse Looking
Toward the Rear
after renovations**

- * Left**
- * Center**
- * Right**



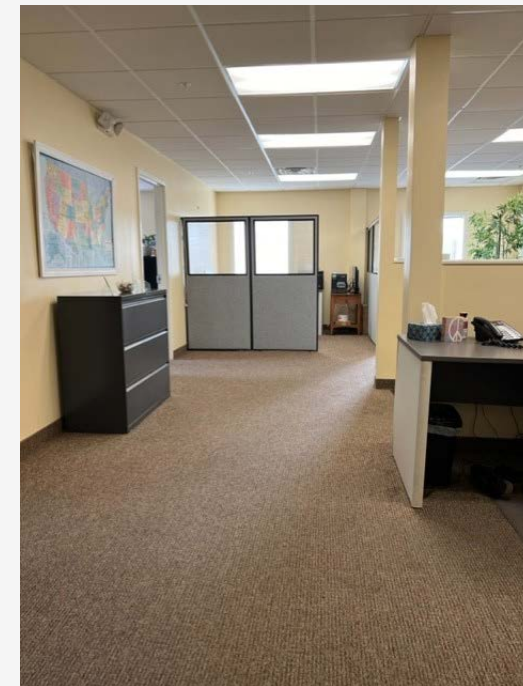
Warehouse Looking Forward to Dock Area

***Forward left**
***Forward Right**



Private Offices





Open Area Offices

Break Room



Exterior

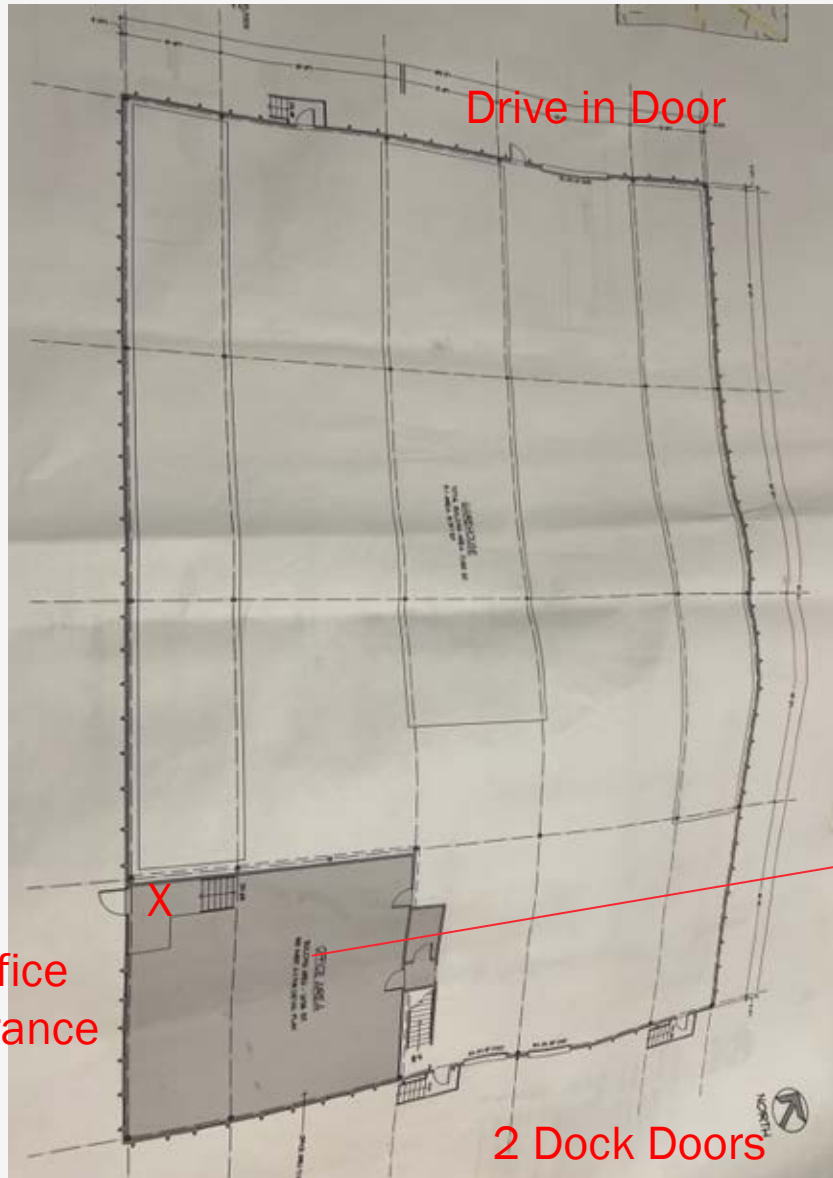


Brand New Roof and Skylights in 2023



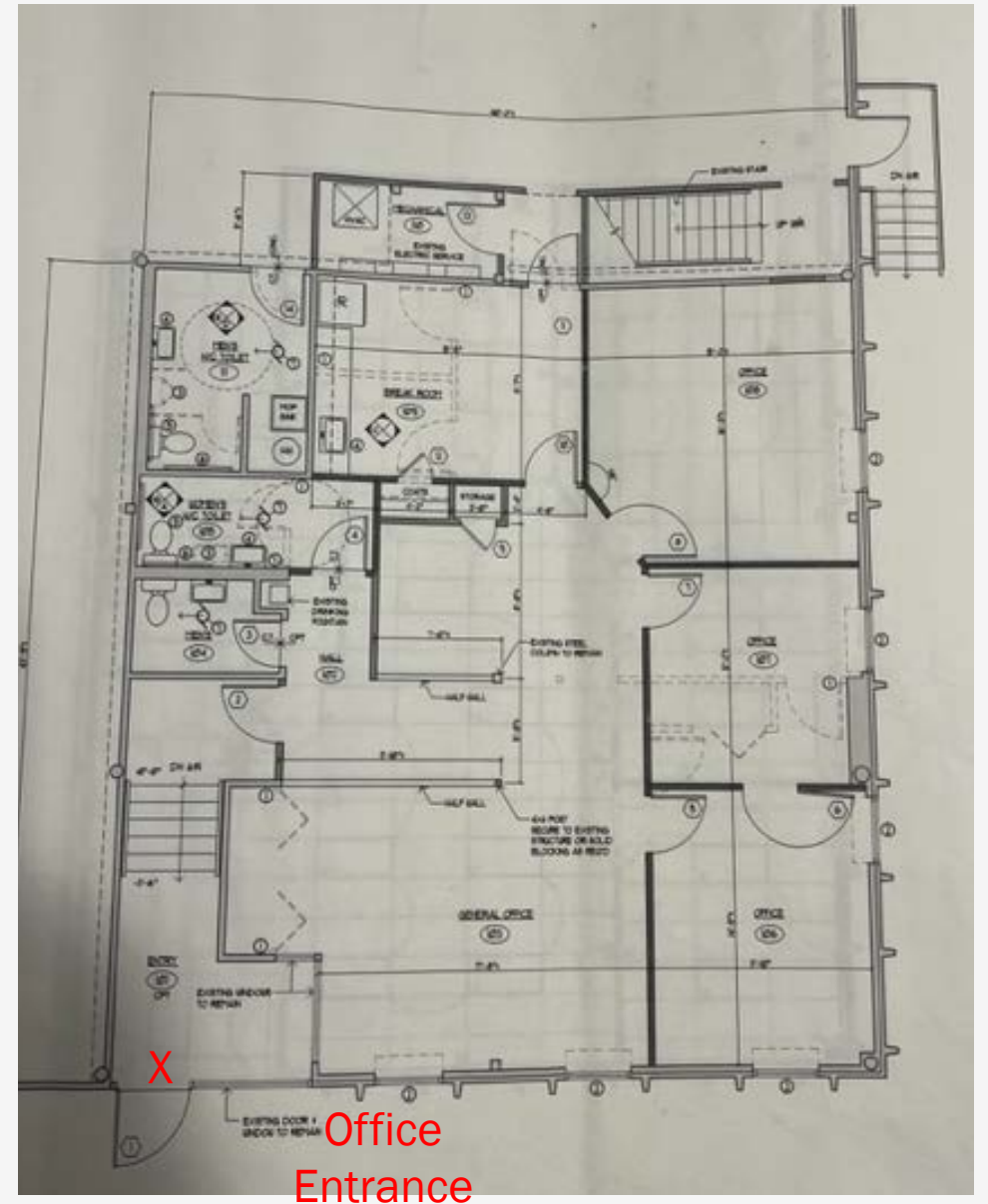
Plans

109' x 161' Overall



43' x 40' Office layout

Plus duplicate size 2nd level unfinished



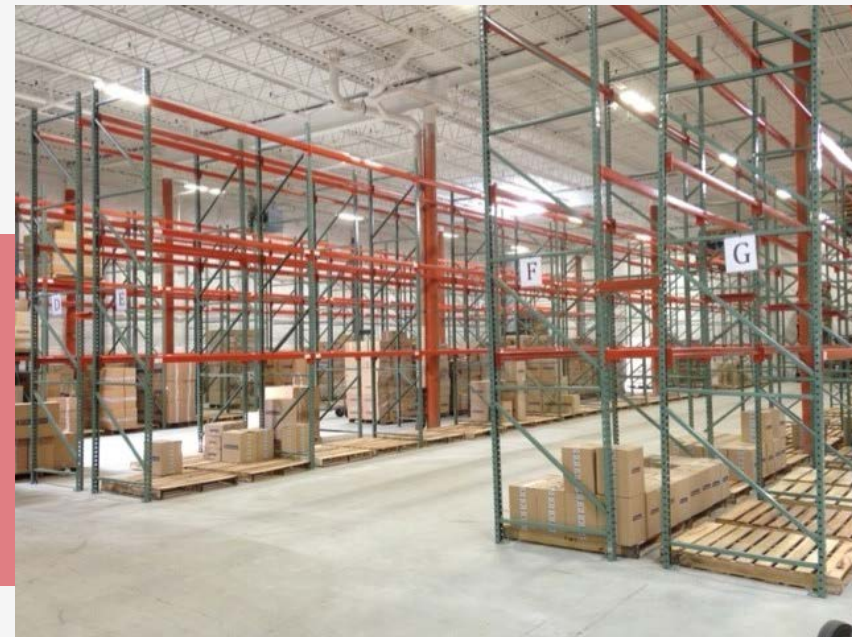
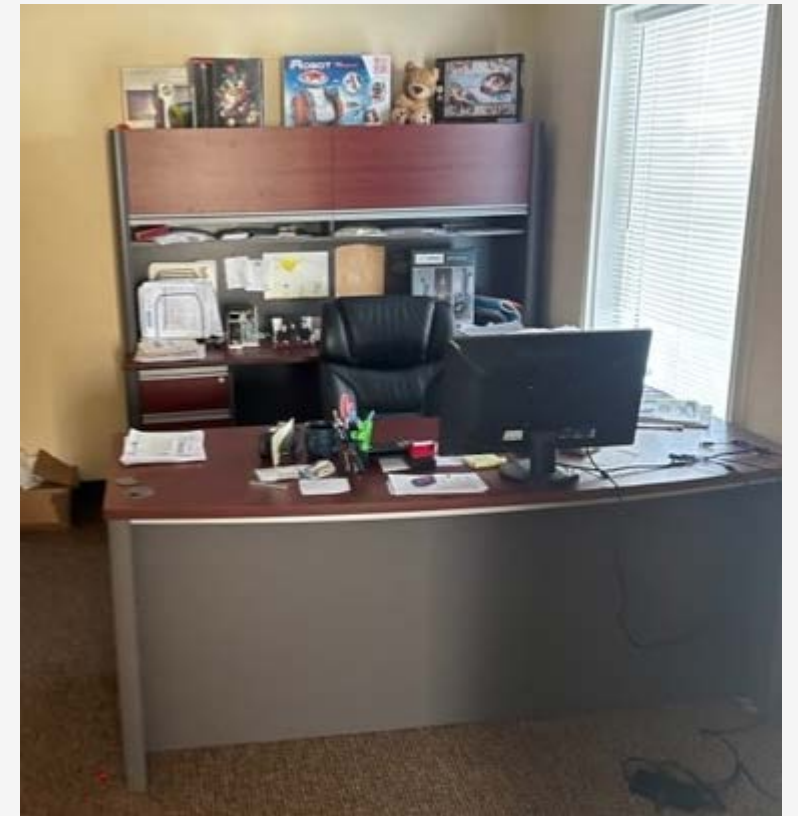
Sale Fully Includes:

***Forklift**

***All Warehouse racking**

***All desks and furniture**

***Pallet scale and shrink wrapper**



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