

# FOR LEASE - FLEX BUILDING

506 Old Liverpool Road, Liverpool, NY 13088



**37,711 SF | 2.46 ACRES | 121 PARKING SPACES | 2 OVERHEAD DOORS | 3-PHASE 1600 AMP**

**BELLCORNERSTONE**  
Commercial Real Estate

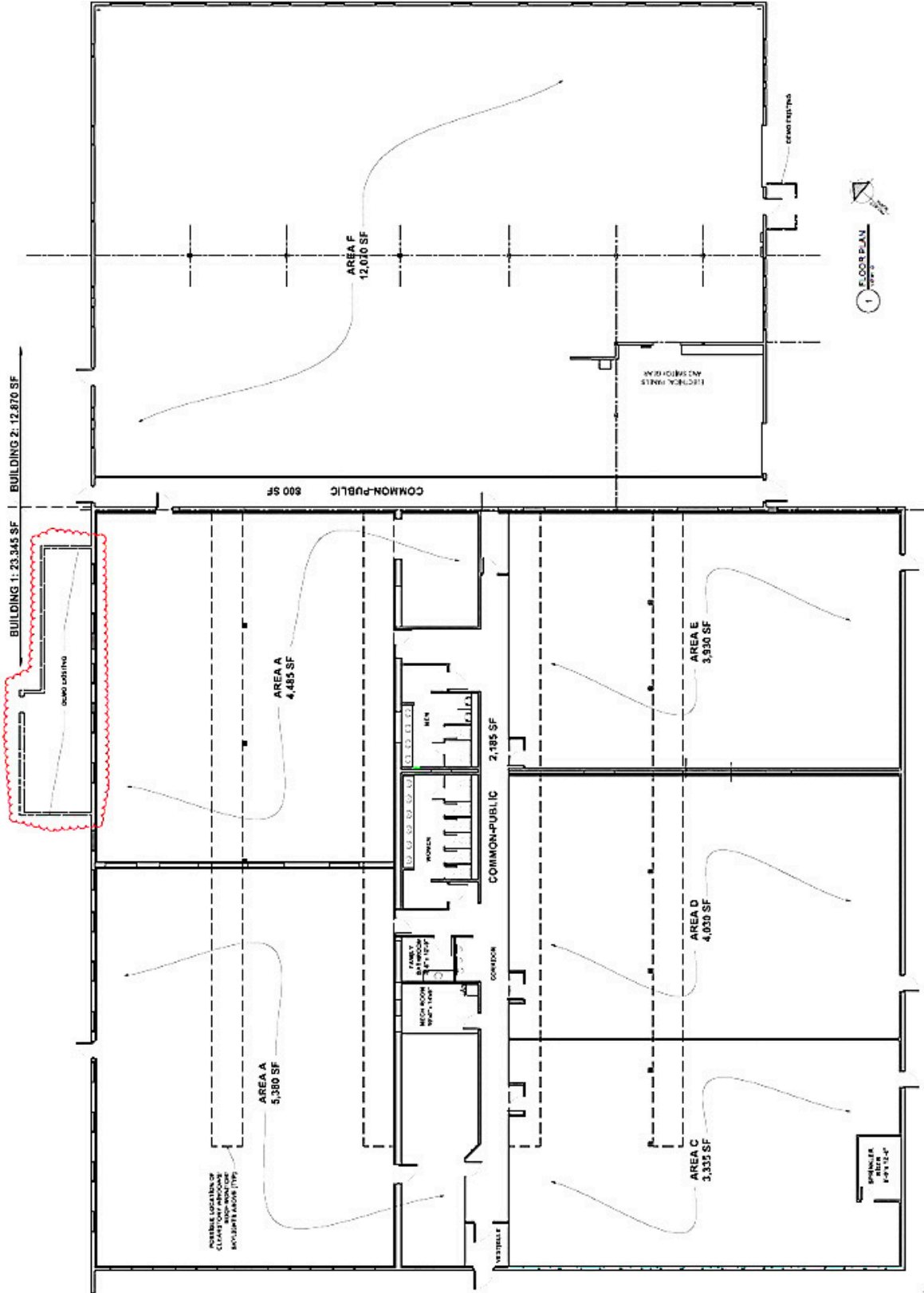
## FOR MORE INFORMATION:

Mark Bethmann  
BellCornerstone  
315.579.0045  
mbethmann@bellcornerstone.com

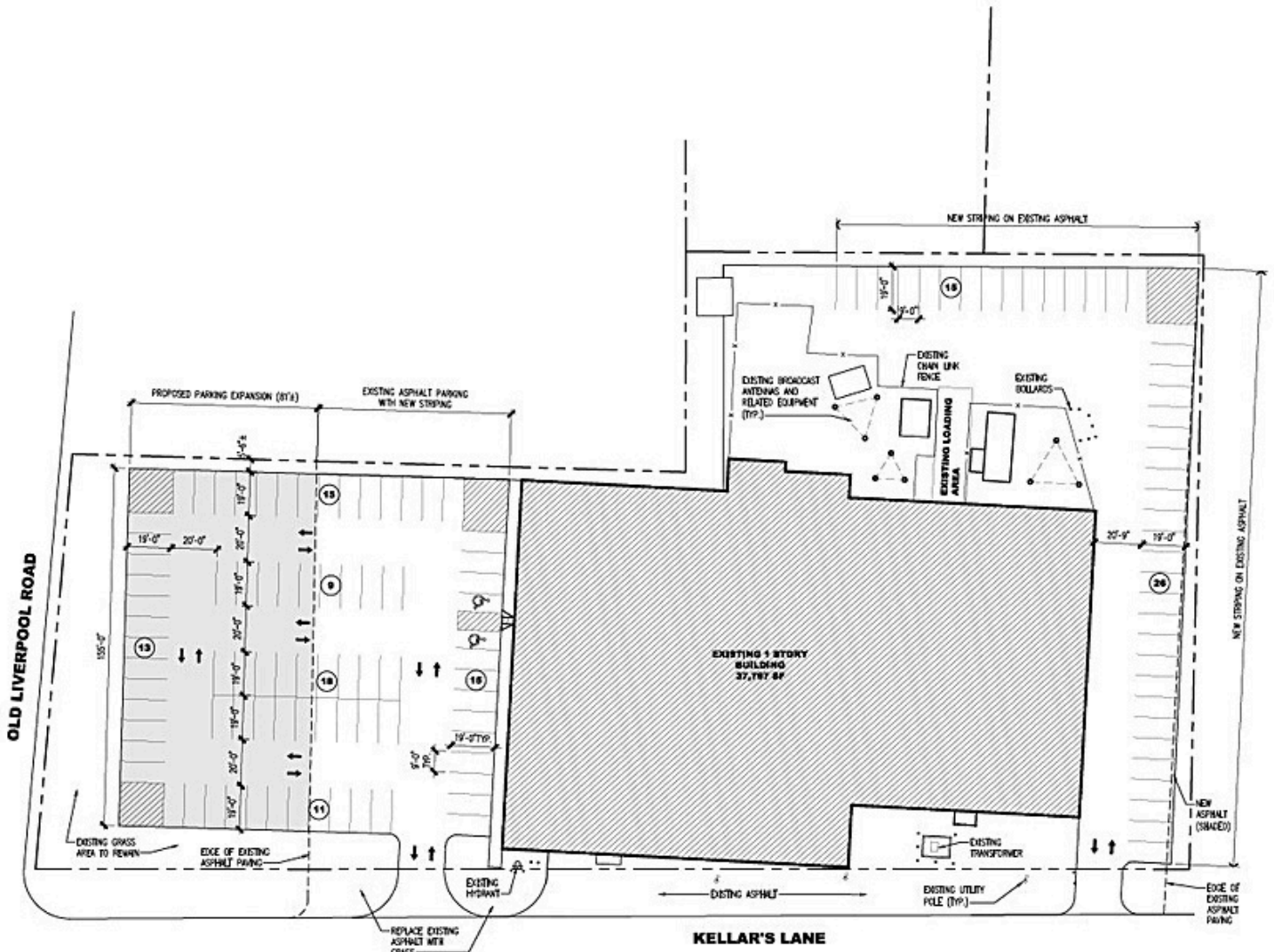
Dan Lynch  
BellCornerstone  
315.498.1600  
dlynch@bellcornerstone.com



# FLOORPLAN



# PARKING PLAN SCHEME



**1** PROPOSED SITE PLAN SCHEME 3  
 1"=30'-0"  
**TOTAL 122 PARKING SPACES**



# PROPERTY OVERVIEW

506 Old Liverpool Road, Liverpool, NY 13088



## PROPERTY FEATURES

|                        |  |
|------------------------|--|
| <b>Property Type:</b>  | Flex   |
| <b>Year Built:</b>     | 1960, Renovated 2021                             |
| <b>Building SF:</b>    | 37,711 SF  |
| <b>Site Size:</b>      | 2.46 Acres                                       |
| <b>Floors:</b>         | 1  |
| <b>Clear Height:</b>   | 13'6"  |
| <b>Parking:</b>        | Ability to expand the parking lot up to 121 cars |
| <b>Exterior Docks:</b> | 2 Overhead Doors, 10'W x 12'H                    |
| <b>Power:</b>          | Three-phase, 1600 Amp                            |
| <b>Traffic Count:</b>  | 15,723 AADT                                      |



**506 Old Liverpool Road,  
Liverpool, NY 13088**

# **BELLCORNERSTONE**

Commercial Real Estate

## **FOR MORE INFORMATION:**

Mark Bethmann  
BellCornerstone  
315.579.0045  
mbethmann@bellcornerstone.com

Dan Lynch  
BellCornerstone  
315.498.1600  
dlynch@bellcornerstone.com

**DISCLAIMER:** The information contained in this flyer has been prepared to provide summary information and to establish a preliminary level of interest in the subject property. The information contained herein is for informational purposes only and does not constitute an offer to sell, lease, or sublease, nor is it a solicitation for same.