


FOR LEASE

9,008± SF INDUSTRIAL/FLEX SPACE

Property Highlights

- 6,500± SF first floor space
 - 2,200± SF of office individual and bull pen areas
 - 4,300± SF of warehouse space, owner renovated the existing warehouse, removed demising walls and opened up the total warehouse and created a mezzanine for additional storage
- Perfect for any auto service, repair, warehouse, distribution or any service-related business
- 15' clear ceiling height with 20' x 10' motor operated overhead door
- 200 Amp/240V/3 Phase service
- Additional lot for parking or storage (65' x 120')
- Great location off of Factory Avenue
- Minutes to NYS Thruway, I-81, I-481 and I-690
- Reasonable lease rate
- 2,500± SF second floor space features brand new office space with mix of private offices, conference room, restroom, all new windows and mechanicals

Demographic	1 Mile	3 Miles	5 Miles
Population	10,869	86,102	213,466
Households	4,698	38,707	91,747
Average H.H. Income	\$82,156	\$76,643	\$79,910
Daytime Employees	6,080	66,557	164,808

Source: ESRI Business Analyst 2025

Traffic Counts

Factory Ave	6,698 AADT
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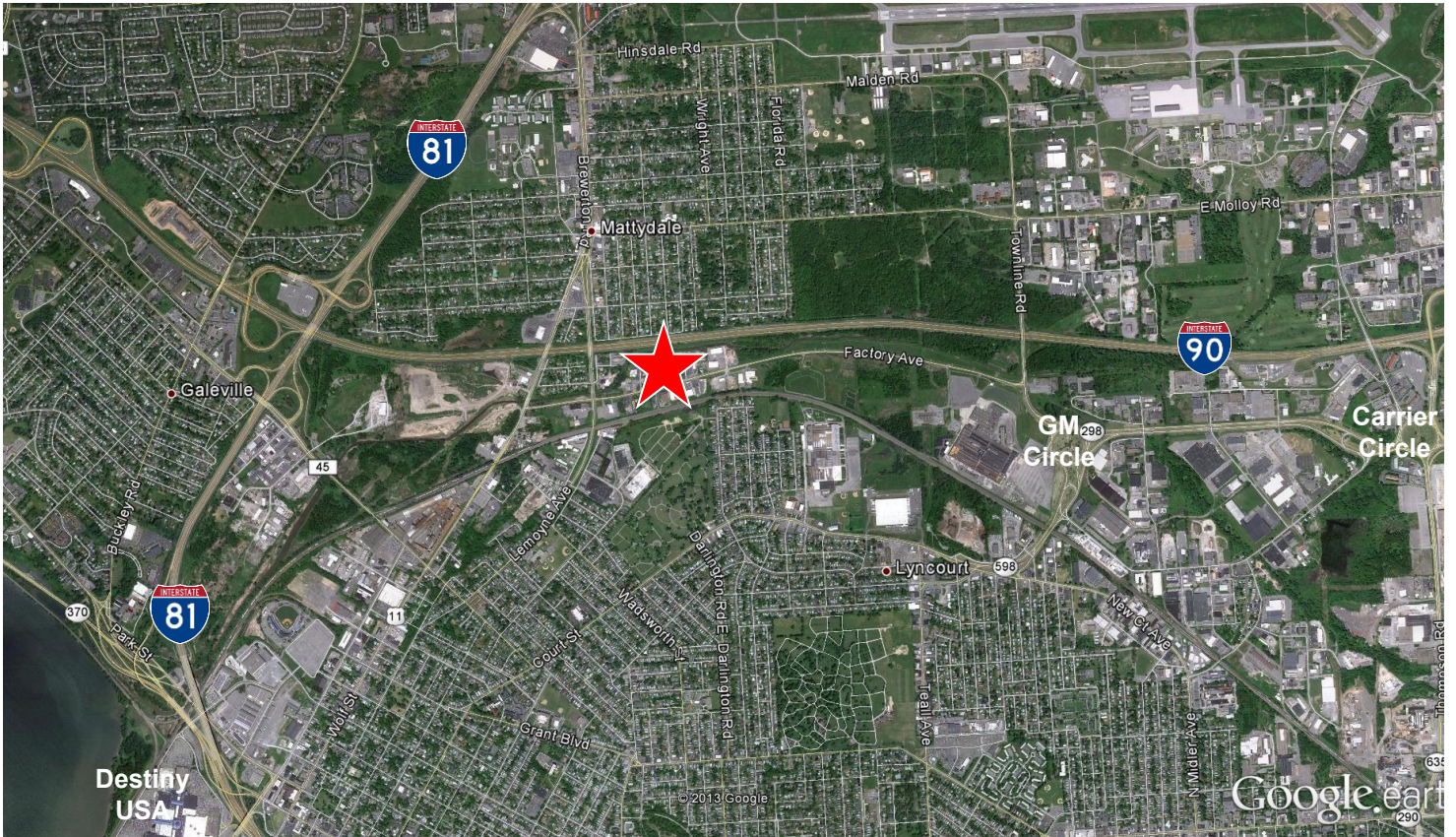
Source: NYS DOT 2025

EXCLUSIVE CONTACT

Christopher Savage
Real Estate Salesperson
+1 315 445 8519
csavage@pyramidbrokerage.com

Mark Austin
Real Estate Salesperson
+1 315 445 8538
maustin@pyramidbrokerage.com

5845 Widewaters Parkway, Suite 200
East Syracuse, New York 13057
+1 315 445 1030
pyramidbrokerage.com





**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**505 Mitchell Avenue
Syracuse, New York 13208**





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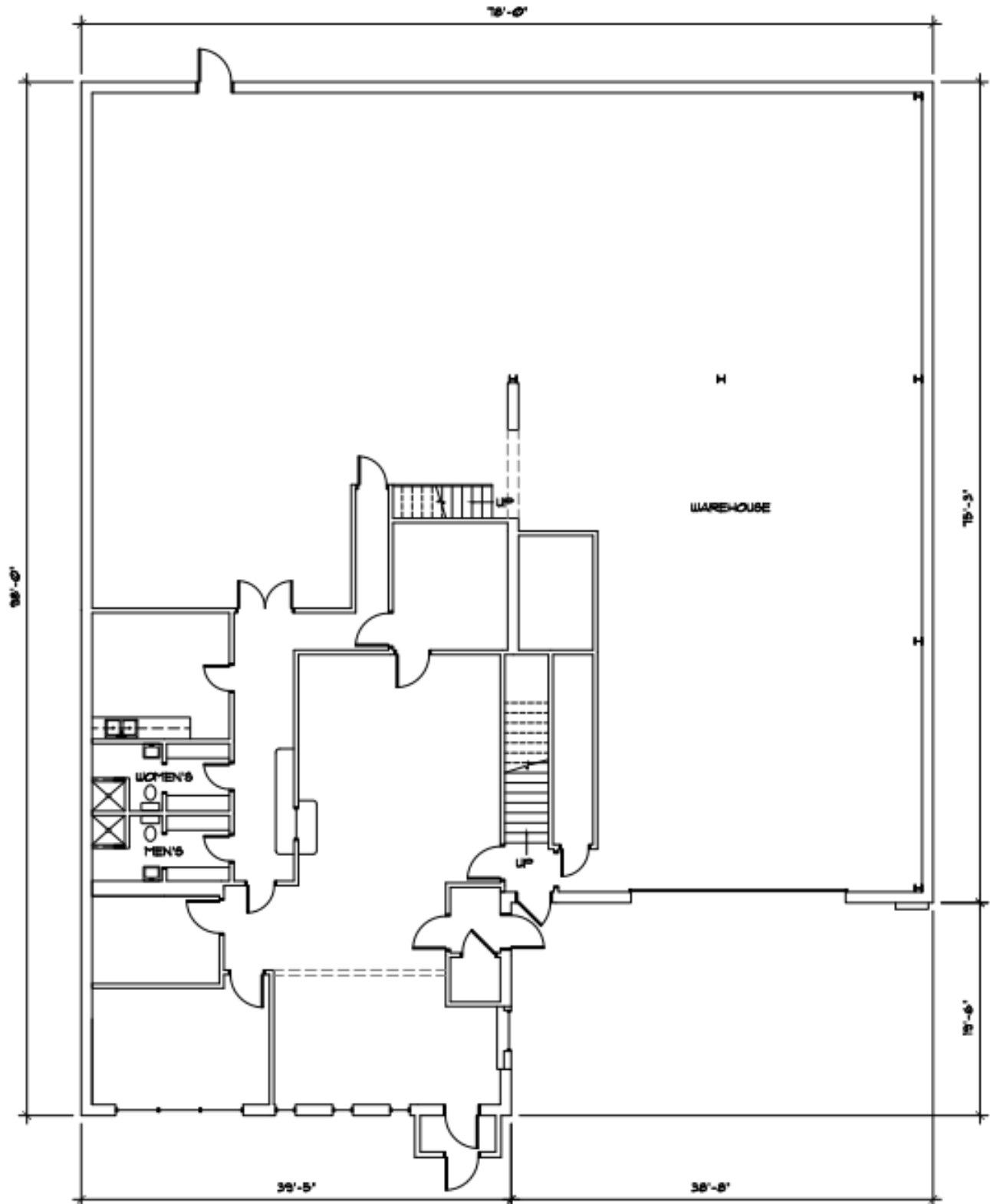


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FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

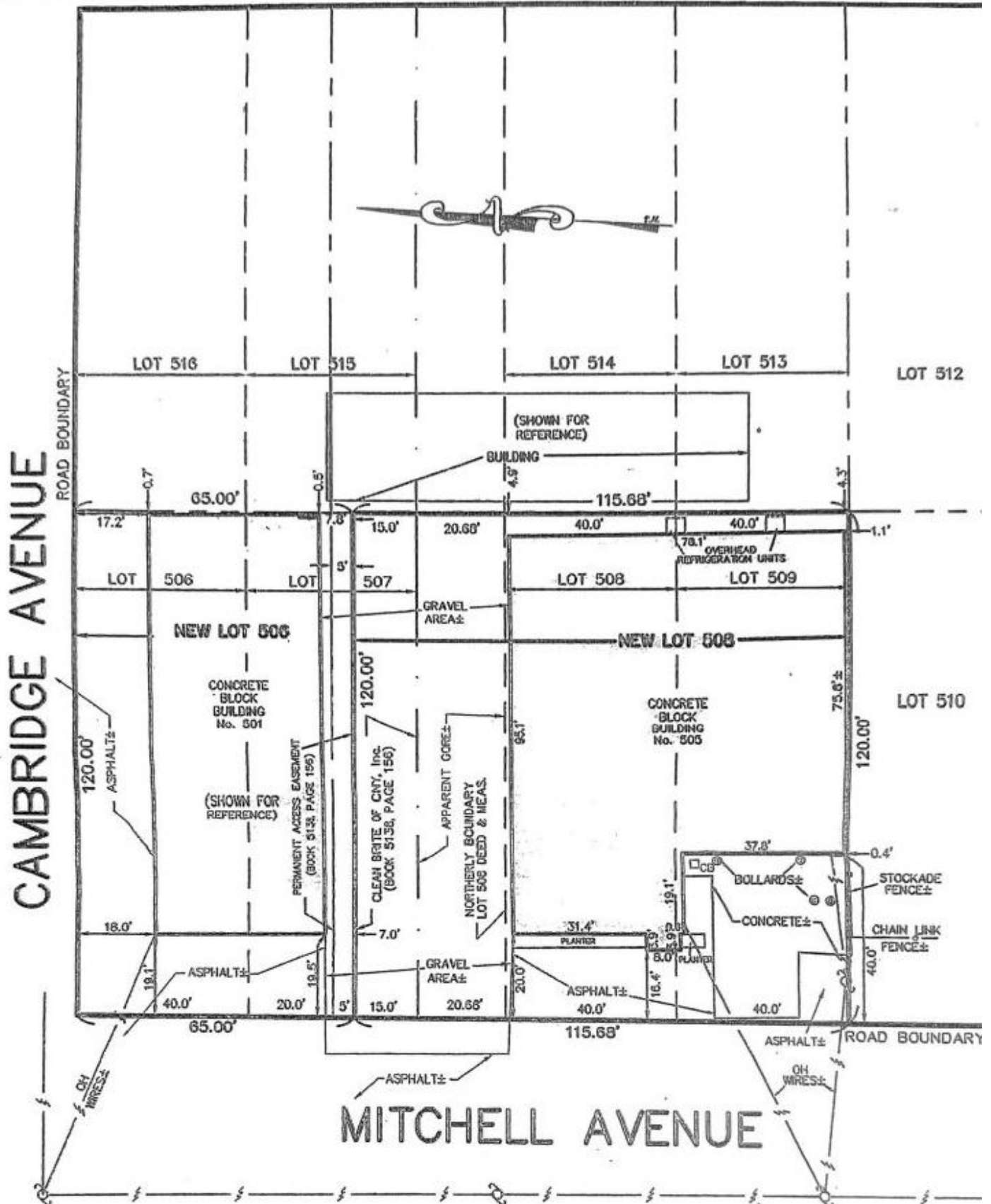


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