



55 County Route 59 Phoenix, NY 13135

Building for Sale or Lease



Facts and Features

- **Total SF:** 8,000 SF +/- Total

Breakdown:

1,000 +/- SF Office

7,000 +/- SF Warehouse – 20' Clear Ceiling

- **Sale Price:** \$900,000.00
- **Lease Price:** \$8.00/SF NNN “As Is” (Plus amortized tenant improvements, if required)
- **Acres:** 1.52 +/-

Exclusive Agent:

Ed Rogers

Real Estate Salesperson

Cell: 315-427-8510

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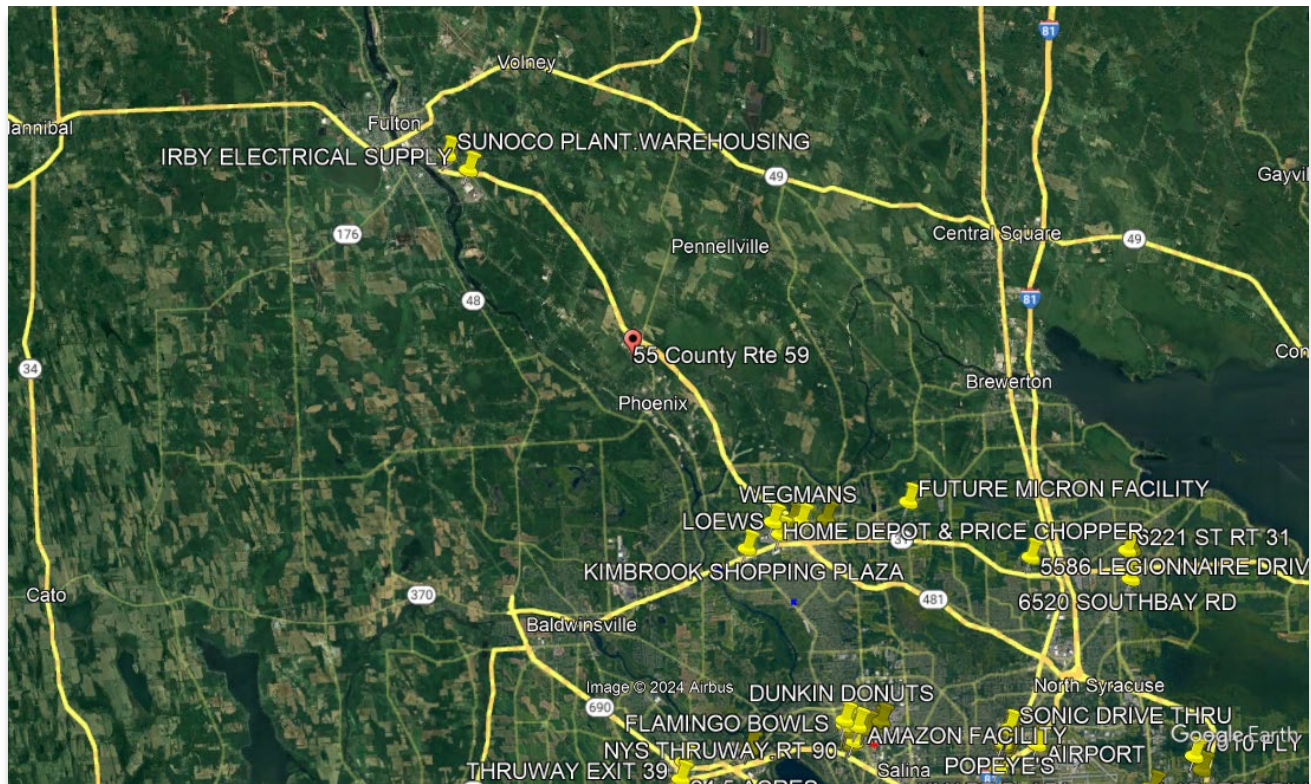
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JF Real Estate
The Atrium
2 Clinton Square, Suite 120
Syracuse, NY 13202



Property Facts

Age	1991
Construction	Steel with metal siding (Insulation) and metal roof (original). Foundation is poured concrete 6 – 8". Ceiling height 18 – 20'
Utilities	Natural gas, electric (3 Phase, 400 Amp, 440 Volt), public water and sewer.
HVAC	Gas space heater in larger portion of warehouse and drive in door. HVAC in two (2) sections of warehouse. HVAC in office areas.
Zoning	Industrial – Town of Schroepfel
Doors	1 – Drive in (12' x 16' HGT)
Other	<ul style="list-style-type: none"> • L. Michael Treadwell Oswego County Industrial Park • Intersection of Route 481 and Route 264 • 10 Minutes from Great Northern Mall • 15 Minutes from new Micron site • 25 Minutes from Downtown Syracuse • One (1) bathroom with shower in office and two (2) bathrooms in warehouse



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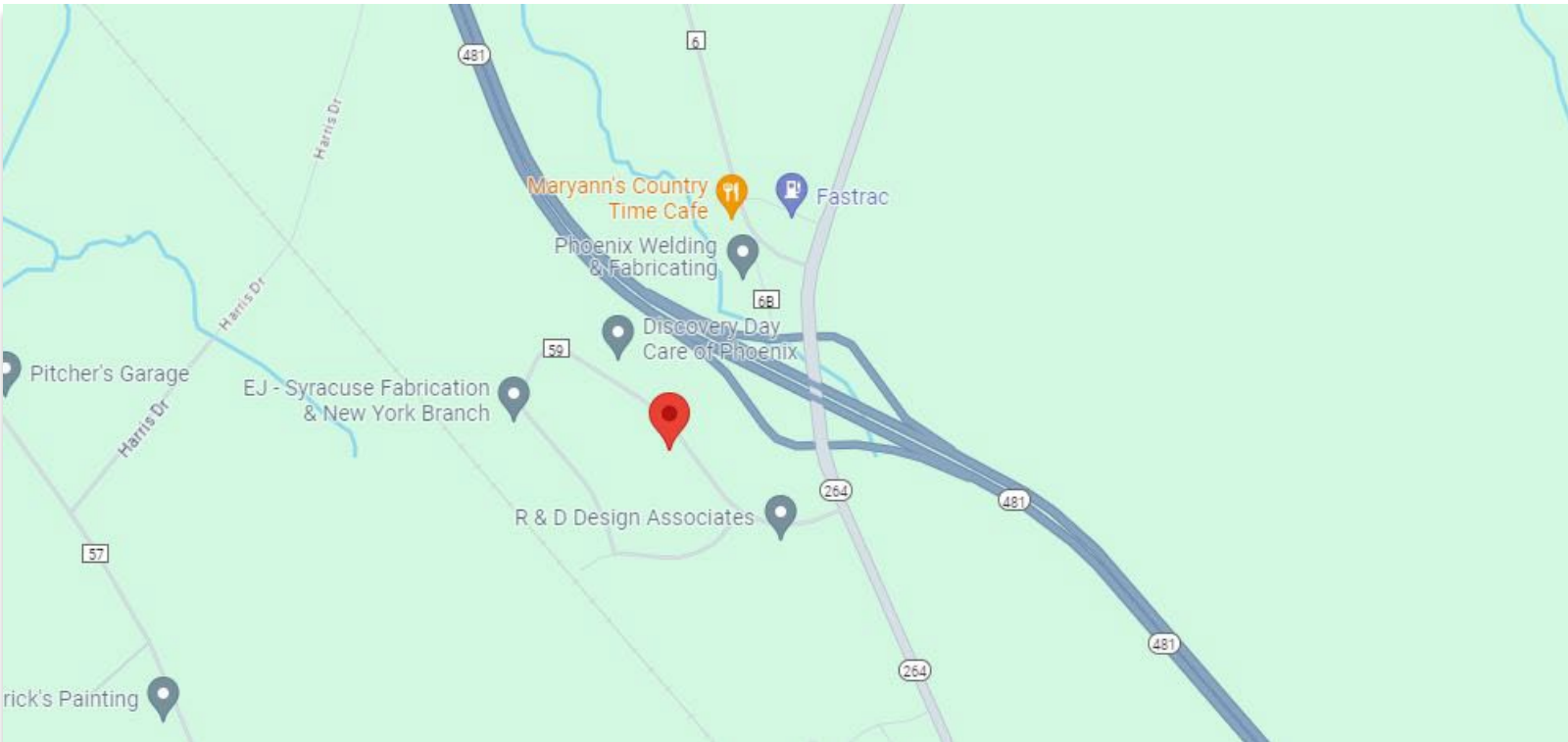
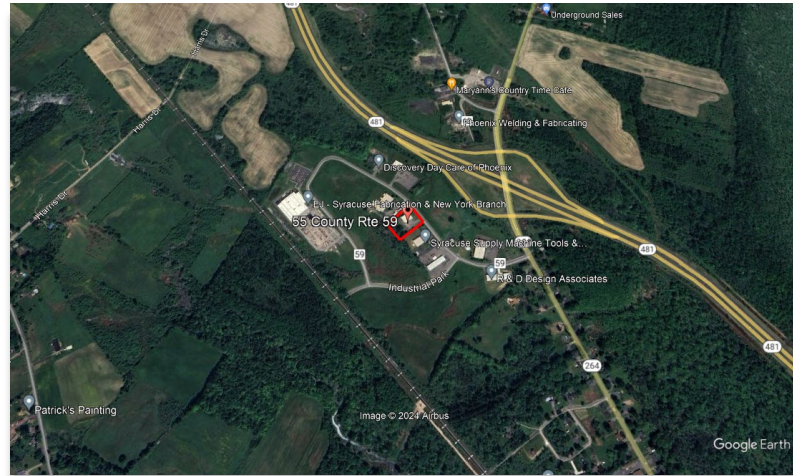
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