



4040 New Court Avenue Syracuse, NY 13206

For Sale or Lease



Exclusive Agent:

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Real Estate Salesperson

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



Property Facts

Size	18,343 +/- SF Total <ul style="list-style-type: none"> • W/2,056 +/- SF Office • W/Mezzanine above office
Lease Price	\$7.00/SF NNN "As is"
Sales Price	\$2.1 Million
Acres	.86 +/-
Parking	20-25 Car parking and outside storage, plus street parking in rear for additional 10 +/-
Utilities	Natural gas, electric (600 AMP, 480 Volt, 3 Phase), public water and sewer
Zoning	Industrial – Town of Dewitt
Ceiling Height	20' +/- clear
Heat	Radiant heat in warehouse, HVAC in office areas
Sprinklered	Yes - Wet
Doors	1 – 12' x 14' Hgt. – Drive-in 2 – 8' x 10' Hgt. – Docks (Interior)
Other	Less than 3 miles from NYS Thruway Exit 35 (Carrier Circle)

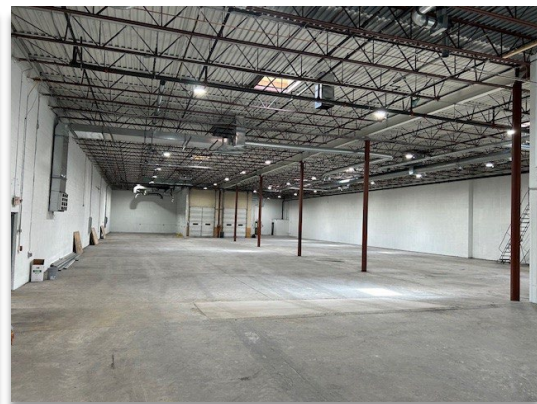
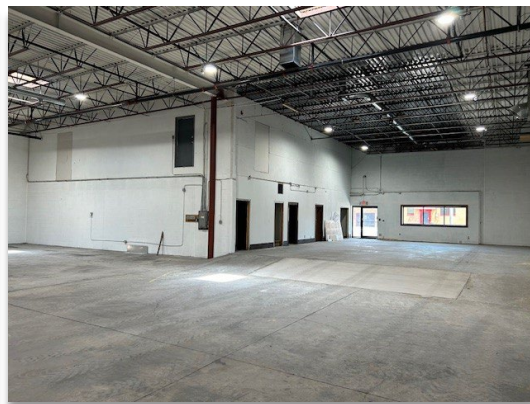
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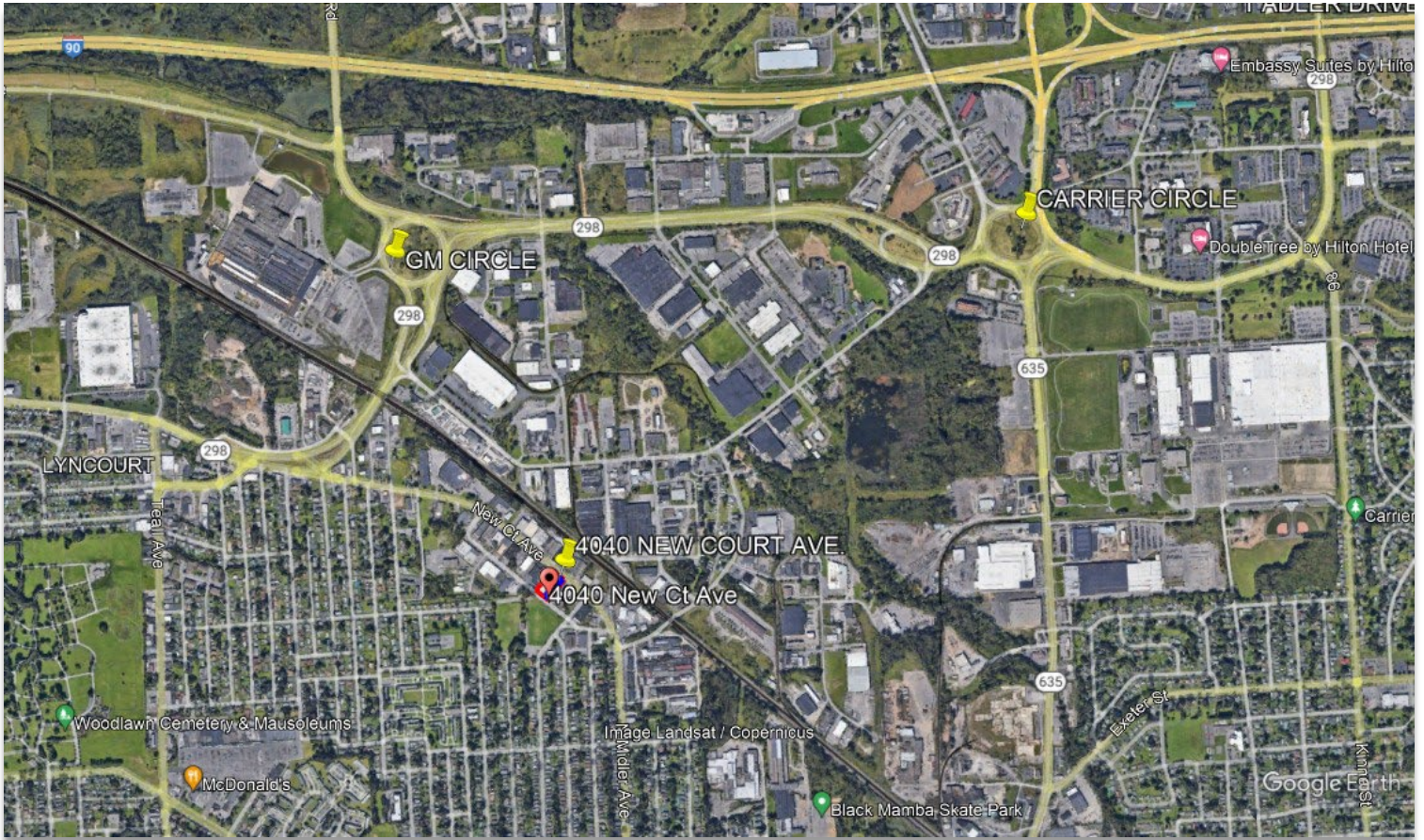
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