

6730 TOWNLINe RD SYRACUSE, NY 13211



P R O P E R T Y   F O R   S A L E   -   \$ 3 9 9 , 0 0 0

## Property Details

Versatile, well-maintained, and highly functional, this 4,408 sq ft commercial/industrial zoned building—built in 1975—offers an exceptional opportunity for a wide range of business operations. Located in a busy commercial-industrial corridor, the property features a flexible layout with ample workspace, multiple office areas, and strong mechanicals, ideal for contractors, service businesses, manufacturing, storage, or corporate use.

- **Six Front Offices: Located across interior and exterior office areas**
- **12 Front and Rear Parking - additional parking potential on the left side of the building.**
- **Handicap accessible restrooms**
- **Security System & Exterior Cameras**
- **25' x 38' shop area and back garage/storage area with a 10' overhead door**
- **Multi-Zone Heating & Air Conditioning. Good overall mechanicals - well maintained and ready for reliable, long-term use.**



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## Outstanding 4,408 sq ft Commercial/Industrial Building in Prime High-Traffic Location

### INTERIOR HIGHLIGHTS:

- Six Front Offices: Located across interior and exterior office areas A and B, each featuring attractive wood-plank ceilings with exposed beams for a warm and professional environment.
- Two Front Handicap-Accessible Restrooms: Conveniently located near the main entry and office areas.
- Cafeteria/Break Room: A dedicated space for staff meals and breaks.
- 25' x 38' Shop Area: Equipped with a large compressor and air lines—perfect for fabrication, equipment use, repair work, or production operations.
- Back Garage/Storage Area: Features a 10' overhead door for easy loading, equipment storage, or vehicle access.
- Large Rear Meeting/Conference Area: Ideal for staff meetings, training sessions, or client presentations, complete with two additional bathrooms for added convenience.

### EXTERIOR & SITE FEATURES:

- Front and Rear Parking: Space for approximately 12 vehicles, with additional parking potential on the left side of the building.
- Security System & Exterior Cameras: Already installed for enhanced safety and operational peace of mind.
- Updated Phone & Communication Wiring: Modernized for today's business technology needs.
- Multi-Zone Heating & Air Conditioning: Efficiently manages comfort across different areas of the building.
- Good Mechanical Systems: Well-maintained and ready for reliable, long-term use.

With its generous square footage, flexible layout, and strategic location, this property offers outstanding potential for a wide range of commercial and industrial uses. Existing furniture is negotiable, providing an easy and convenient move-in opportunity.



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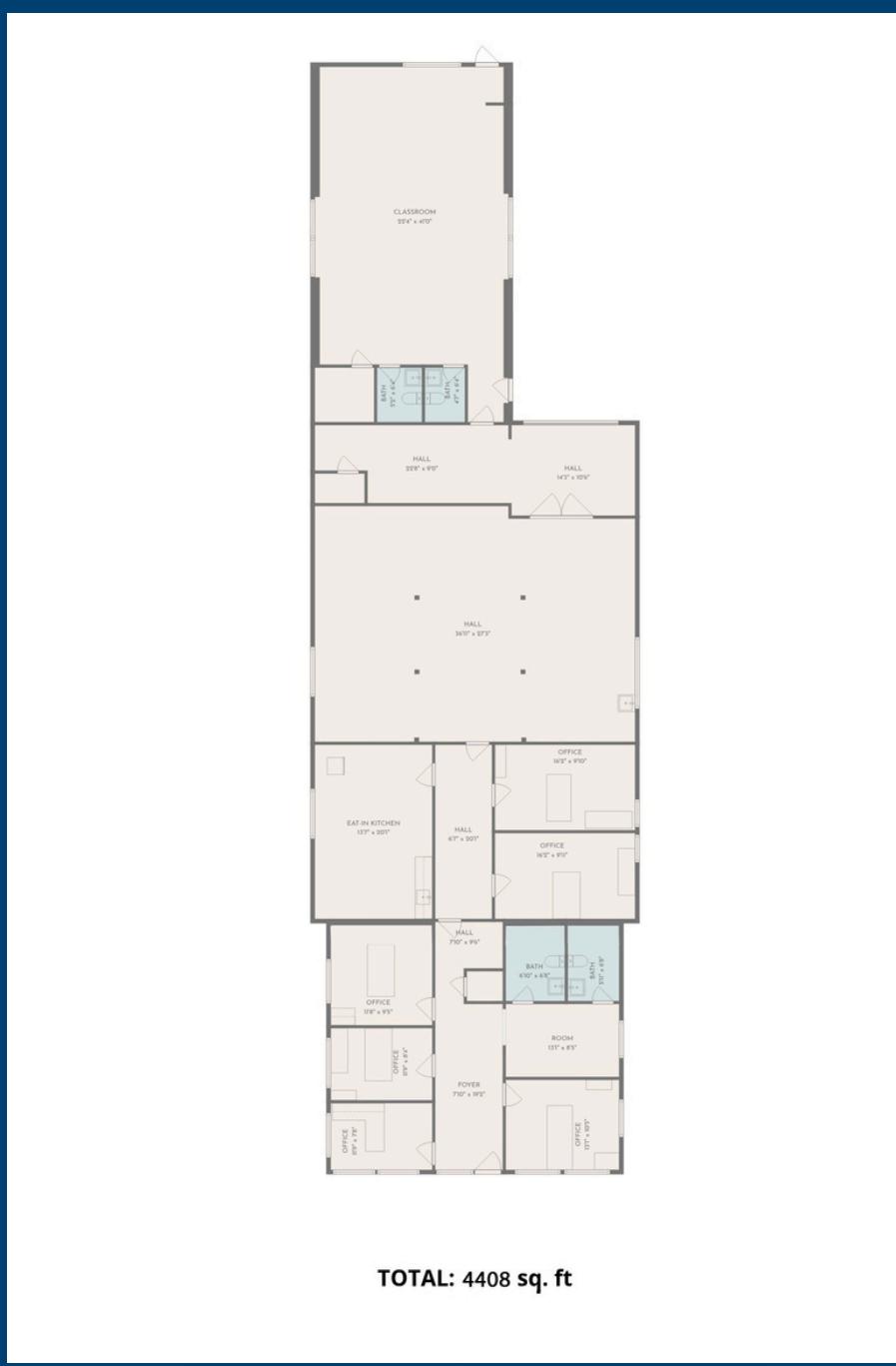
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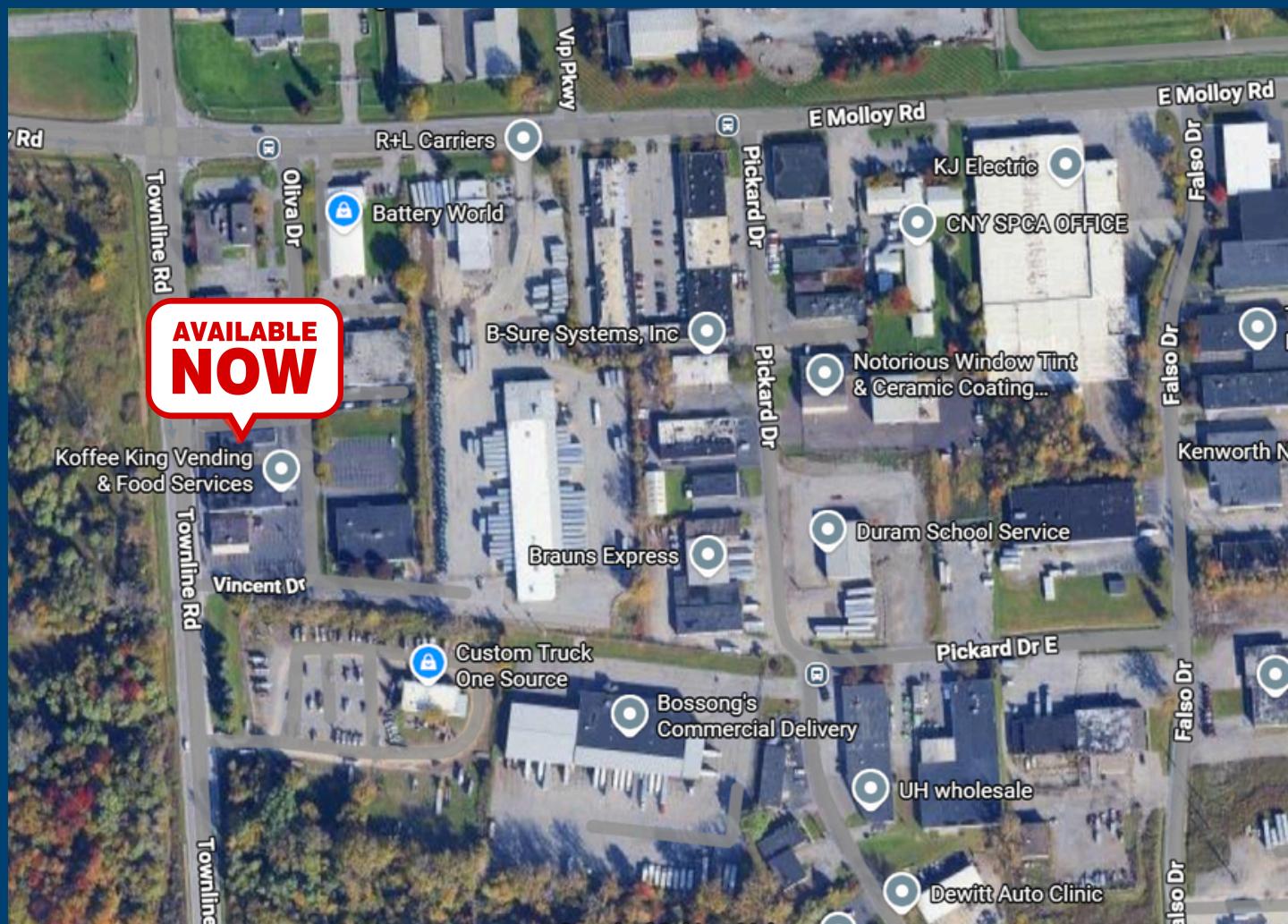
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