



**For Sale or Lease
215 Greenfield Parkway
Syracuse, NY 13210**

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Property Information

215 Greenfield Parkway is a 35,329 square foot building built in 2008 with high quality steel construction, including ribbon windows and a real brick façade. The building currently offers between 11,000 and 25,000 square feet of available medical or office space. The balance of the building could become available by Q4 2025. The currently available space was completely renovated in 2020 and includes perimeter offices, a large open area for cubicles, conference rooms, large kitchen/break room, and reception. The space could be reconfigured to meet any Tenants needs. The building offers excellent exposure and building signage opportunities along Buckley Road. Its prime location is just seconds from I-81 and only minutes from Downtown Syracuse, the airport, and the NYS Thruway, making it highly accessible. The building is surrounded by 170 parking spaces, ensuring ample parking for tenants and visitors. Additionally, the property features a back loading area with an overhead grade door and storage room, offering added convenience.



Property Photos



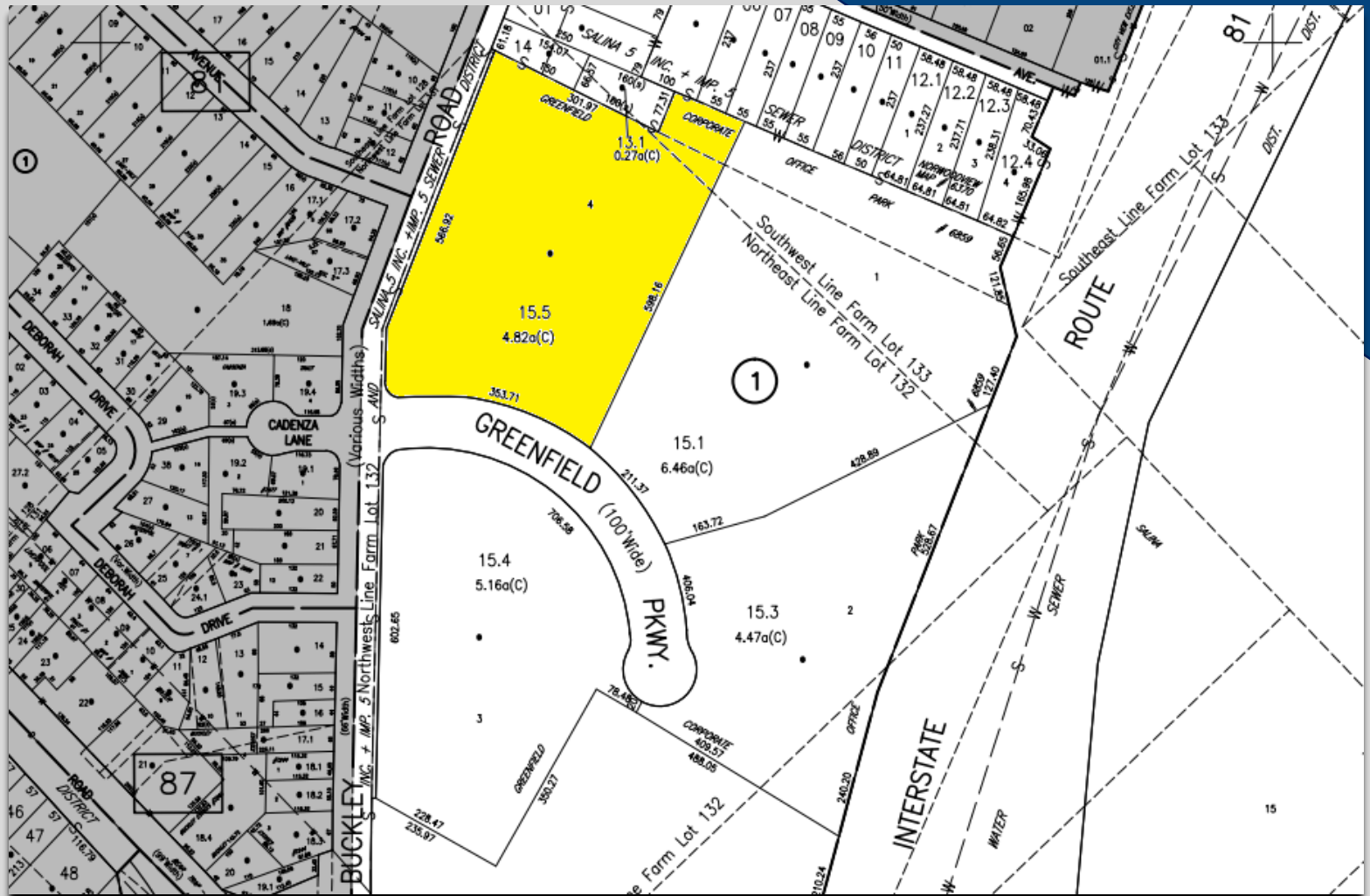
Property Photos



Tax Parcel

Tax ID number: 086.-01-15.5

The property consists of 4.82 acres, and an office building measuring about 35,329 square feet

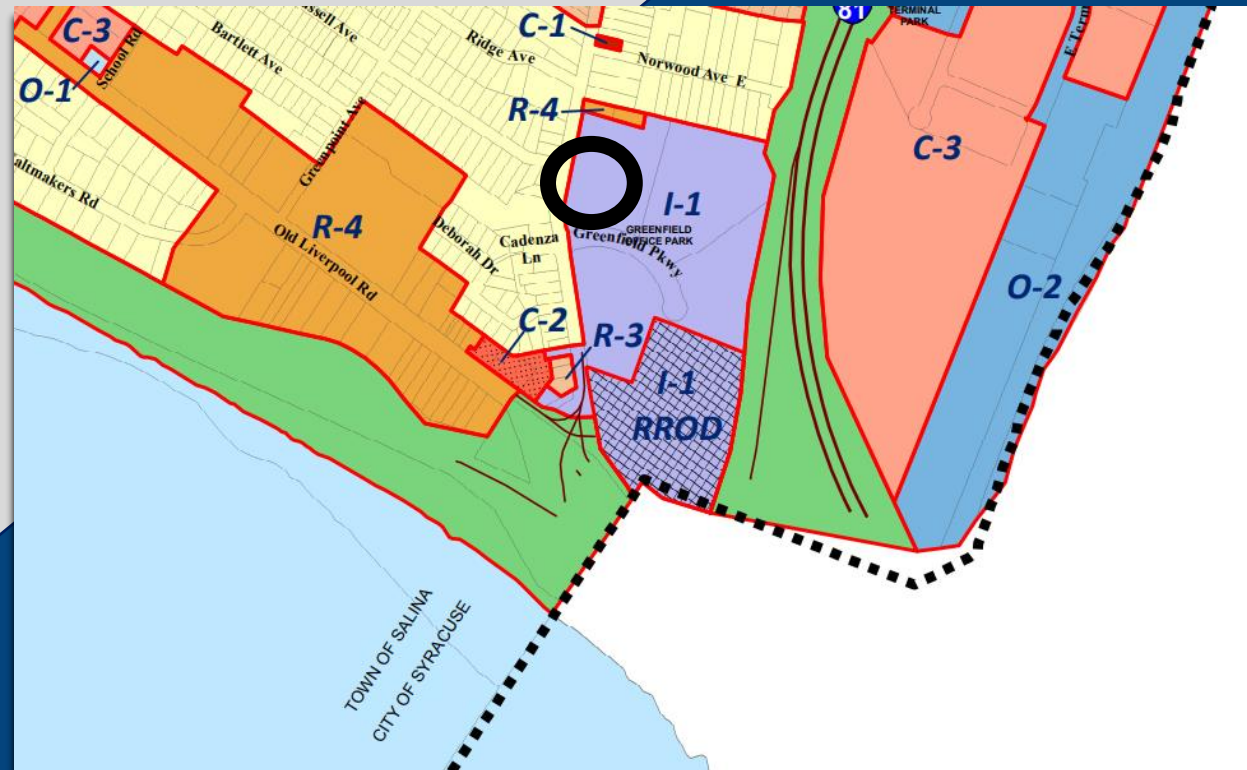


Zoning

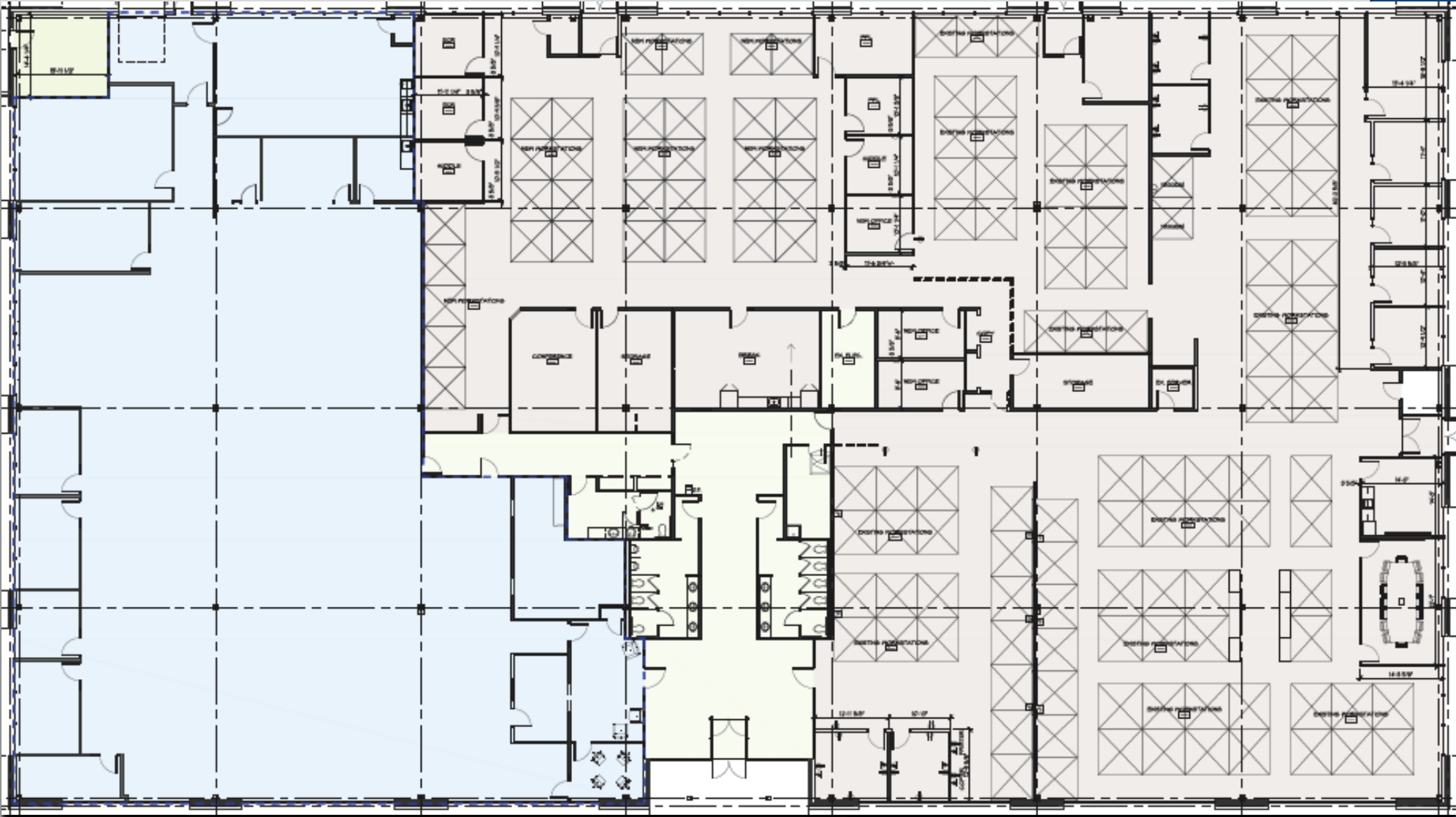
The property falls within the following zoning per the Town of Salina zoning code: Industrial District I-1.

The Industrial I-1 zoning includes all allowed uses from the O-2 (Office and Light Industrial Park District) classification. Permitted uses include:

- Offices
- Research and testing centers; data-processing centers
- Light manufacturing and processing; warehousing facilities, but, in no event shall warehousing facilities be interpreted to mean public storage facilities
- Wholesale distribution centers
- Utility facilities
- Day-care centers

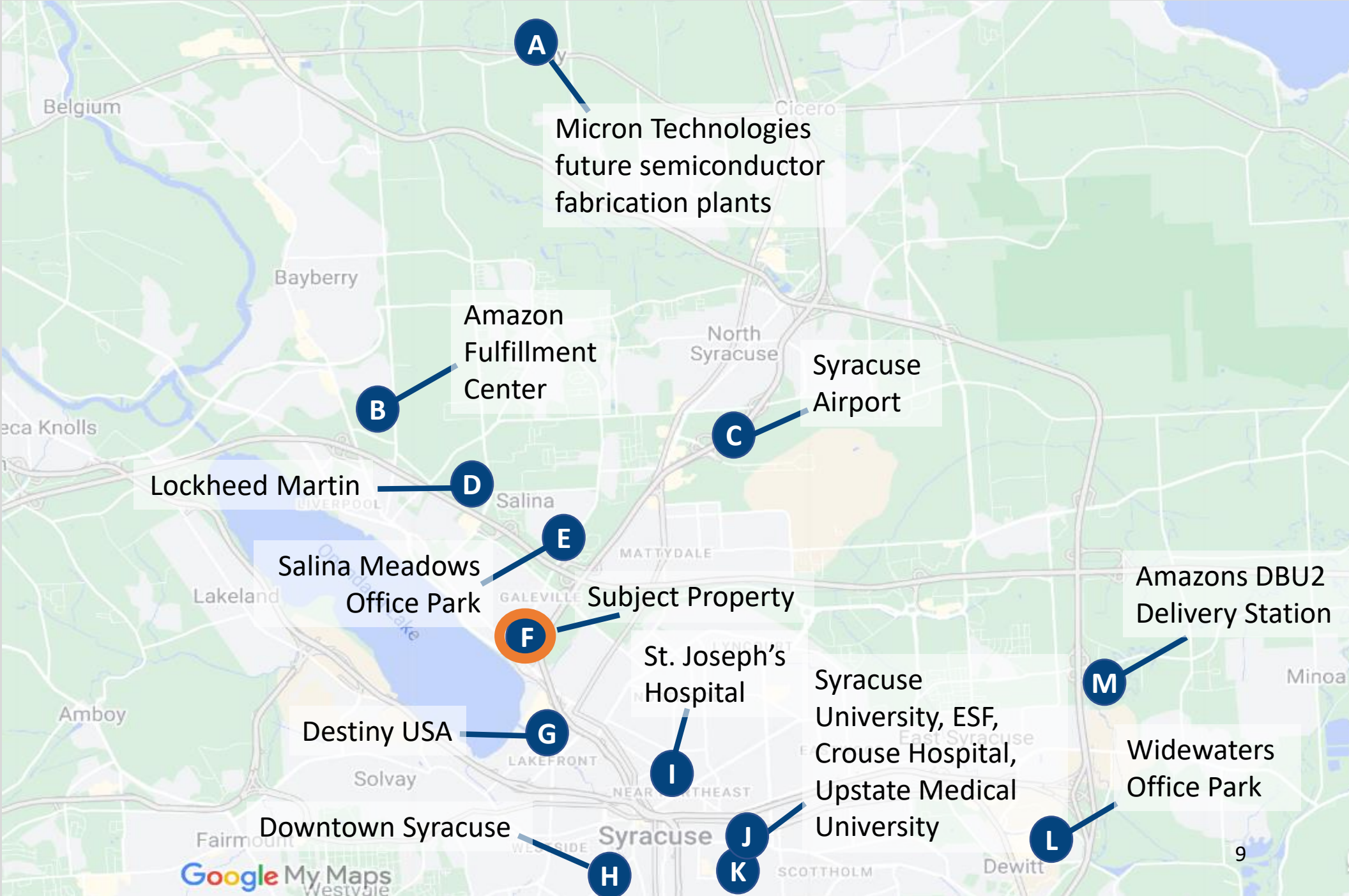


Floor Plan



Nearby Activity

Subject property is at the center of economic development and activity



Nearby Activity Explained

- (A) Micron Technologies Development-** Micron Technologies has selected a 1,400-acre development in Clay, NY to build the largest memory chip plant in the nation. The plant is expected to cost \$100 billion over 20 years, and total 2.4 million square feet. The development is expected to employ up to 9,000 people and create 50,000 New York jobs over the 20-year period. The full [press release can be read here](#).
- (B) Amazon Fulfillment Center-** 5 stories and 3.8 million square feet, this is the largest Amazon distribution center in New York State and services the Syracuse, Buffalo, Watertown, Binghamton, and Utica areas. The facility employs over 1,500 people.
- (C) Syracuse Airport-** In November of 2018, \$62 million was spent over the course of 8 months to renovate the city's airport. Since the improvements, major airlines like Southwest (2021) and Breeze Airways (2022) have entered the Syracuse market for the first time. With the announcement of Micron mentioned above, there are even more plans to continue to build on the improvements of this airport and add more airlines and connections for future travelers.
- (D) Lockheed Martin-** Located within 200-acre Electronics Parkway, Lockheed Martin is the nation's largest defense contractor. In the last several years, they have won several Army and Navy contracts for radars, sonars, and other sensors to improve the nation's defenses for electronic warfare. The company employs nearly 2,000 people.
- (E) Salina Meadows Office Park-** Located at the crossroads of I-90 and I-81, Salina Meadows includes 5 buildings on 80 acres and is one of Syracuse's major office parks.
- (F) Subject Property**
- (G) Destiny USA-** New York's largest destination of its kind with over 250 places to shop, dine and play. The shopping mall estimates 26 million visitors every year. In addition to the full collection of outlet stores and shopping at stores like Apple, Nordstrom, and Michael Kors; Destiny USA offers dining to suite any taste, including more than 12 sit-down restaurants, a food court and snacks.
- (H) Downtown Syracuse-** home to 28,000 employees and 4,300 residents; Downtown is one of the fastest growing residential populations in the county. Average traffic into downtown is 67,473 vehicles per day and downtown housing occupancy is at 99%.

Nearby Activity Explained

- (I) **St. Joseph's Hospital-** St. Josephs was the first public hospital in the city of Syracuse, founded in 1869, and has remained an innovative leader in health care. The regional non-profit has been a recipient of several Healthgrades Top 50, Top 100, 5-Star, and Excellence awards. The total number of employees at the hospital is about 5,000 (2023).
- (J) **Syracuse University/ESF-** Syracuse University is a private institution founded in 1870 offering more than 200 majors, 100 minors, and 200 advanced degree programs across the schools 13 academic units. Ranked #62 among Best National Universities and #42 for Best Undergraduate Teaching by US News & World Report. The campus size is 721 acres and undergrad enrollment as of 2023 was 15,739. The total employee count as of 2021 was 5,578 people. ESF is a SUNY program focused on the study of the environment and renewable technologies. The program includes about 2,200 undergraduate and graduate students.
- (J) **Crouse Hospital-** CNY's largest provider of maternity care services, delivering more than 4,000 babies annually, and is the state-designated regional referral center for high-risk neonatal intensive care services. The total number of employees is approximately 3,100 (2023).
- (K) **Upstate Medical University-** The only academic medical center in Central New York. The SUNY affiliated program has grown by 30% since 2006 and is Central New York's largest employer with approximately 9,000 employees (2023).
- (L) **Widewaters Office Park-** Suburban Office Park, including 8 buildings and 514,000 square feet of Class A Office space. Some major Tenants include NYS DEC, CNA Insurance, New York Life, and Wells Fargo.
- (M) **Amazon's DBU2 Delivery Station-** A "last-mile" delivery center allowing products to ship quicker to Central New York customers. The 112,000 square foot facility includes more than 100 full and part time associate jobs.

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