



505 MITCHELL AVENUE

SYRACUSE, NEW YORK 13208



505 MITCHELL AVE | SYRACUSE, NY 13208

1.5 mi. I-81 (North-South Corridor)

2.0 mi. I-90 (East-West Corridor)

3.5 mi. Syracuse Hancock International Airport

10.0 mi. Micron / White Pine Commerce Park



505



FOR LEASE | 505 MITCHELL

EXECUTIVE SUMMARY



OFFERING SUMMARY

Address: 505 Mitchell Ave,
Syracuse, NY 13208

Lease Price: \$8.5/SF NNN

Square Footage: 9,008 +/-

Acres 0.2 +/-

Lease Term: 3-5 Years

Clear Height: 15'

Loading: (1)OH Drive-In (20'x10')

PROPERTY OVERVIEW

This 9,008± SF industrial/flex building features 6,500± SF on the first floor, including 2,200± SF of office/bull pen space and a fully renovated 4,300± SF open warehouse with mezzanine storage, plus 2,500± SF of brand-new second-floor office space. The warehouse offers 15' clear height and a 20'x10' motor-operated overhead door.

PROPERTY HIGHLIGHTS

- Renovated Warehouse w/ Mezzanine Storage
- Additional Lot for Parking/Storage (65'x120')
- Brand-New 2,500± SF Second-Floor Office Space
- Minutes to NYS Thruway, I-81, I-481 & I-690

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INTERIOR



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EXTERIOR



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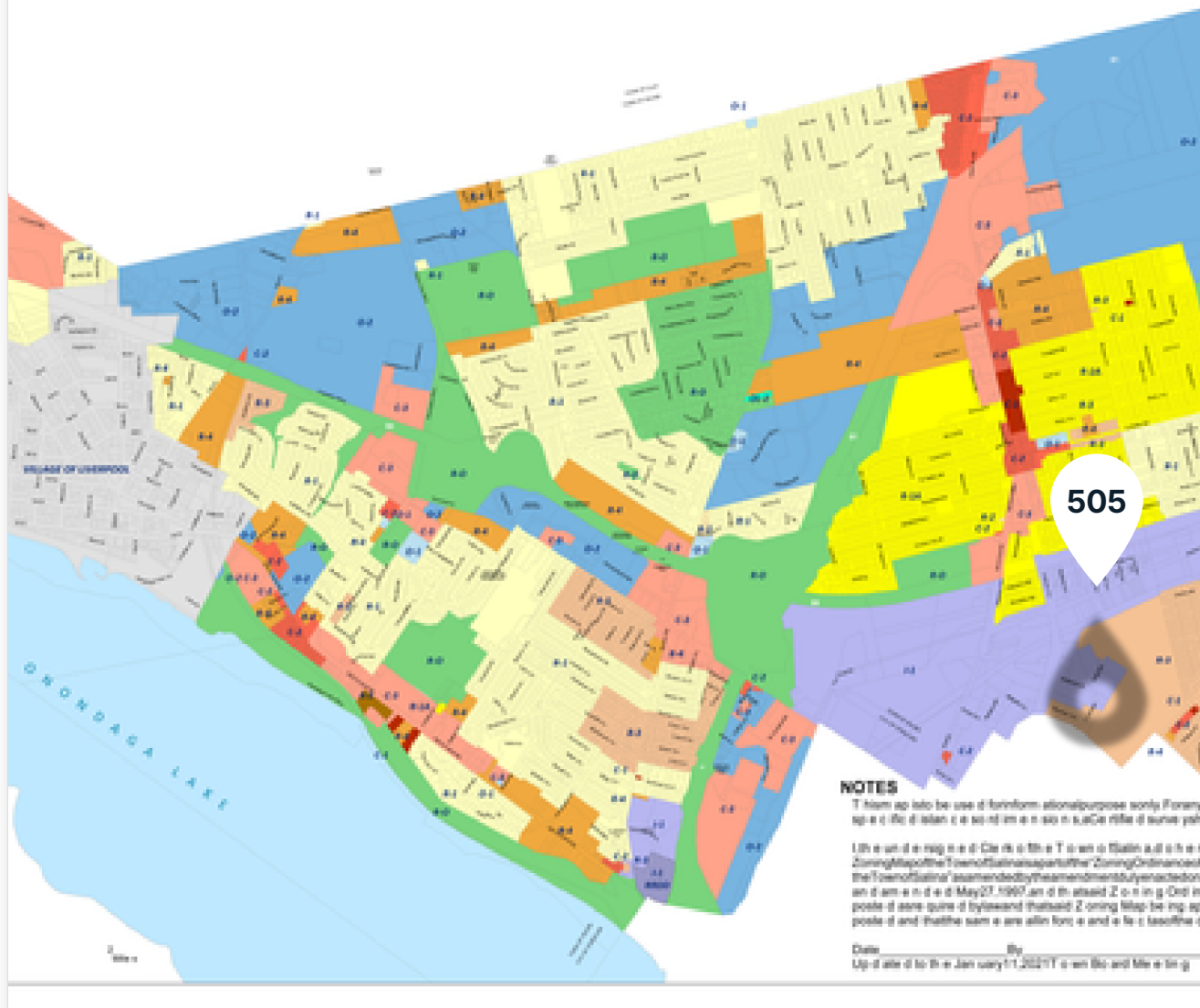
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ZONING MAP

TOWN OF SALINA



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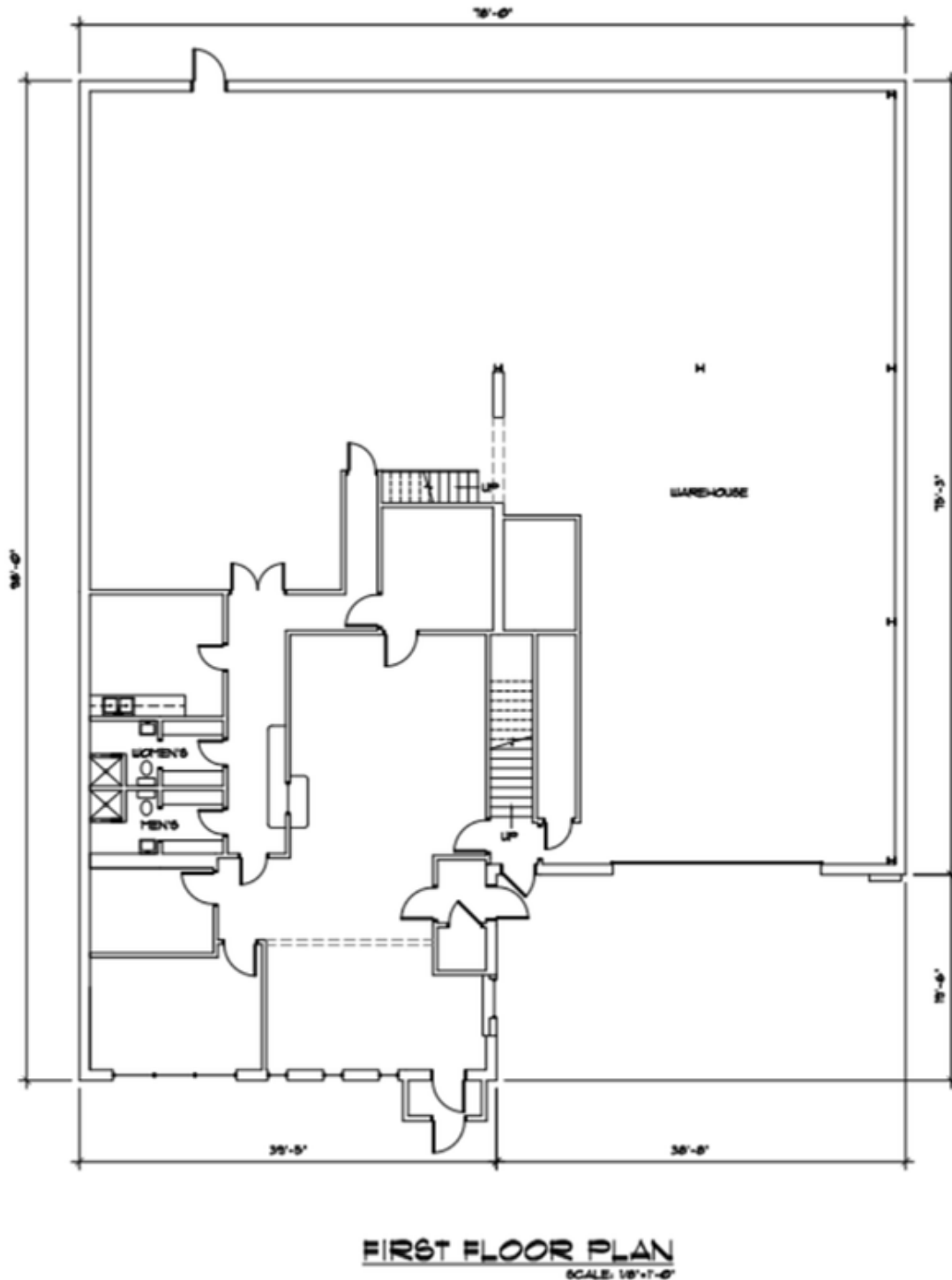
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FLOOR PLAN



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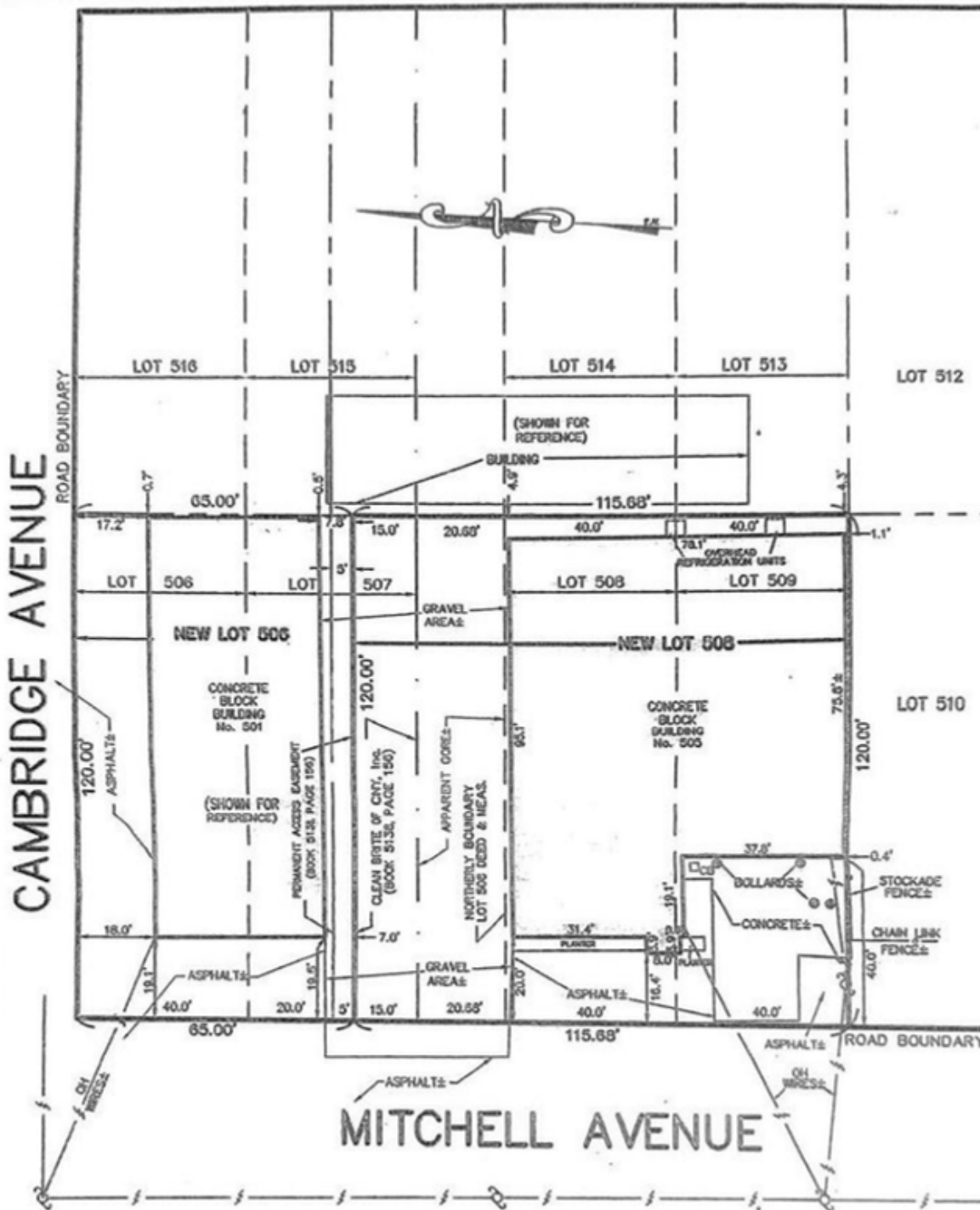
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SURVEY



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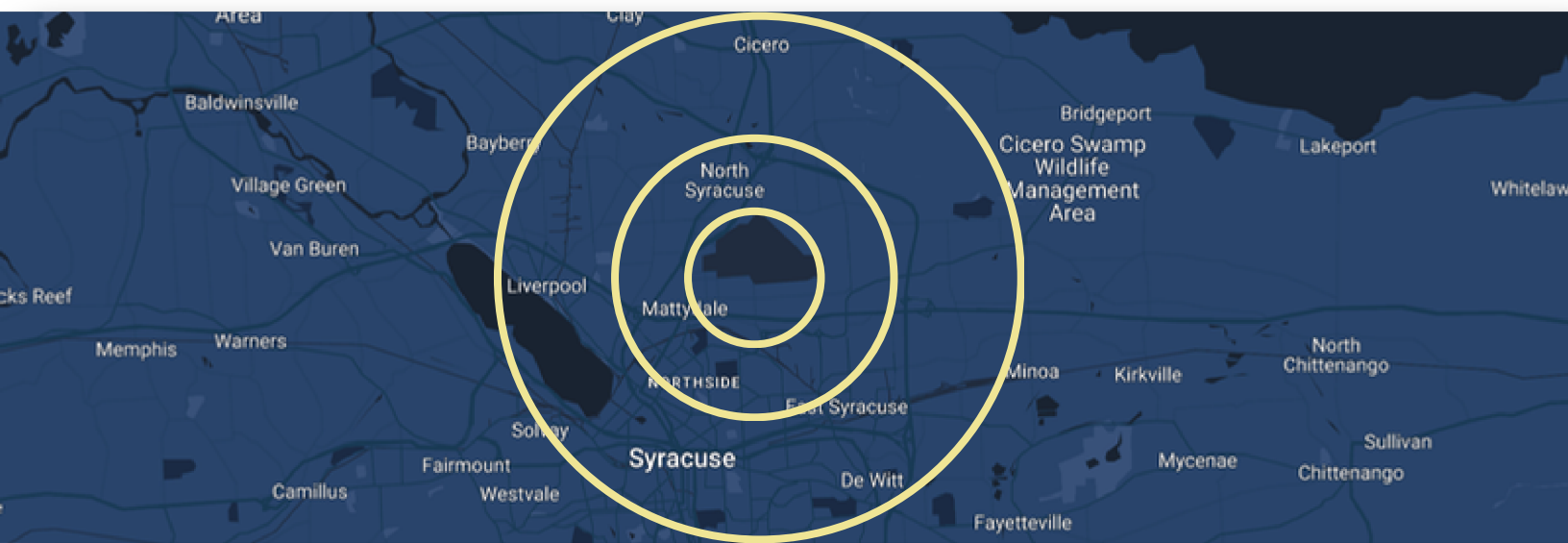
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DEMOGRAPHICS



Population

2 Miles

5 Miles

10 Miles

2020 Population:

46,252

219,559

403,092

2025 Population:

43,666

214,422

395,073

Median Age:

38

36

39

HH's & Income

2 Miles

5 Miles

10 Miles

2025 Households:

17,851

89,083

162,072

Avg HH Income:

\$73K

\$77K

\$95K

Median HH Income:

\$57K

\$59K

\$72K

Traffic (Factory Avenue)

AADT 2024:

6,698

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PRINCIPAL BROKER & FOUNDER



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All information deemed reliable but not guaranteed. Buyers and agents to verify all facts, including but not limited to square footage, taxes, zoning, and permitted uses.