

FOR SALE

7526 Morgan Road
Liverpool, New York 13090



37± Acres Prime Industrial Land

Property Highlights

- 37± acre shovel ready site situated in the Woodard Industrial Park
- One of the few remaining large tracts of land available for industrial development
- Zoned I-1 Industrial (Town of Clay)
- Level, cleared site with all utilities at or adjacent to the site
- Approximately two (2) miles to/from Exit 38 (Rt. 57) of NYS Thruway (I-90)
- 12" water line at site
- Natural gas available
- Sewer on site
- 100% industrial site
- Site will have an easement onto Steelway Blvd North providing access to signalized intersection on Morgan Road



Contact

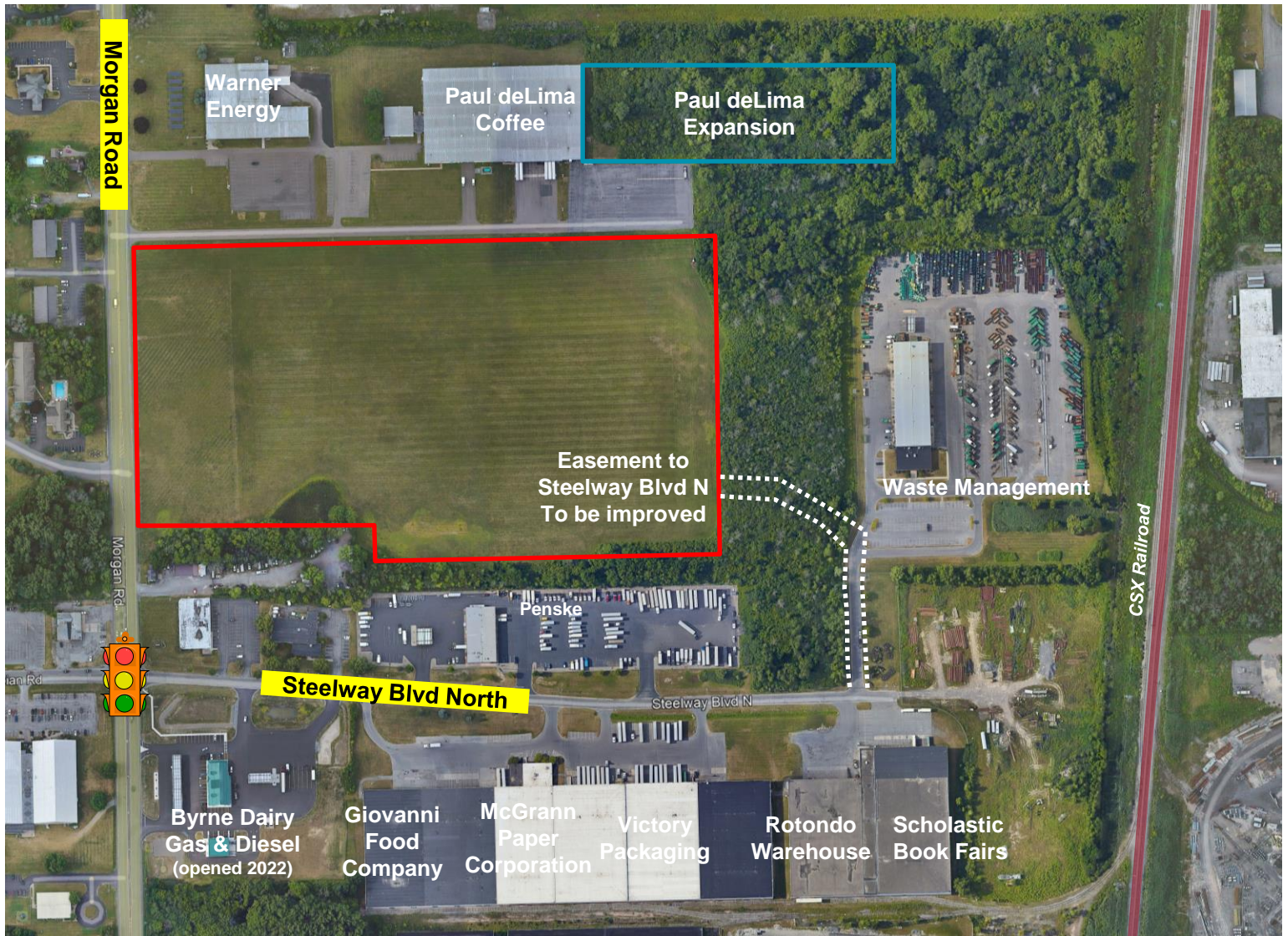
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FOR SALE

7526 Morgan Road | Liverpool, New York

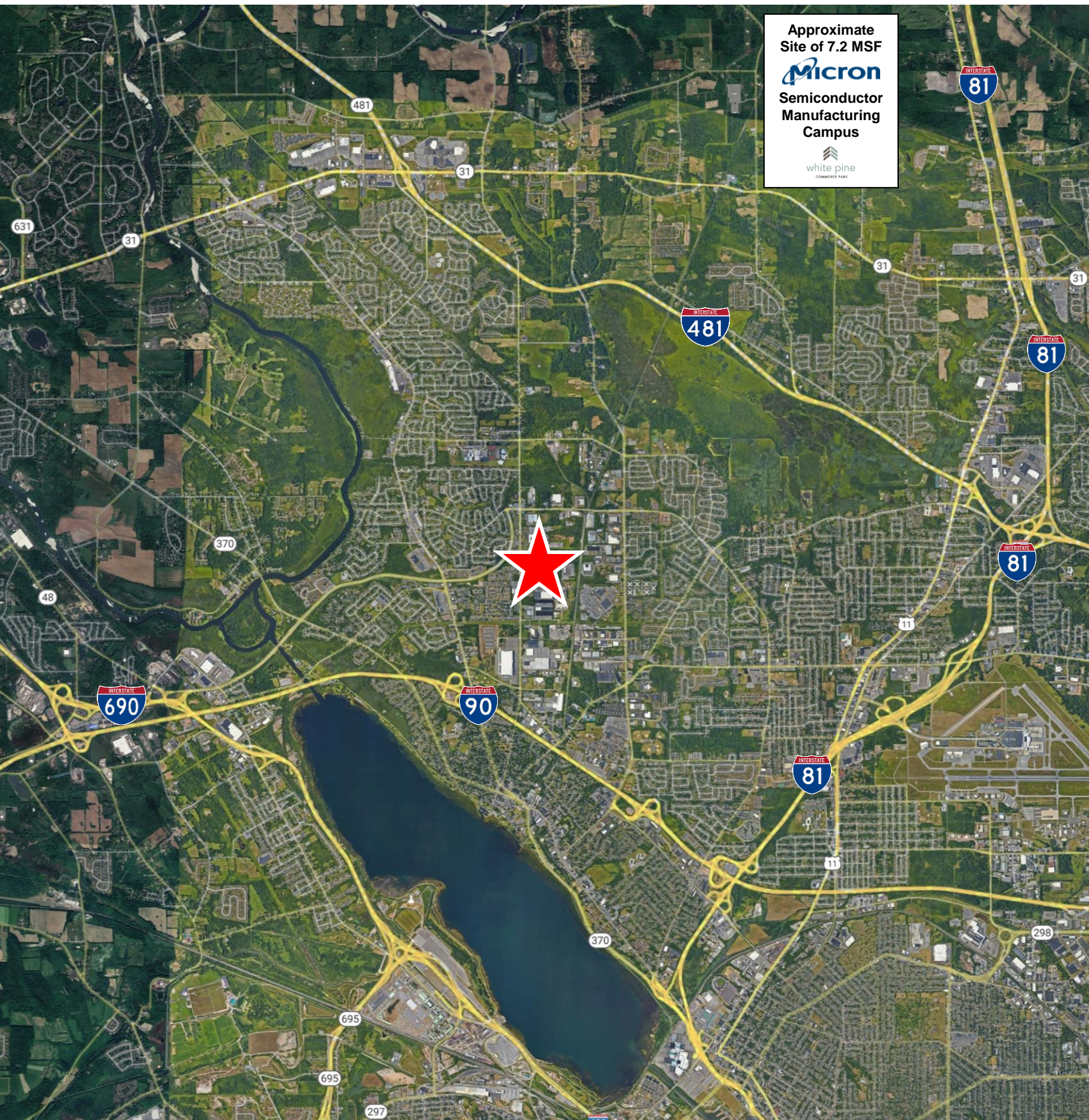


Southern portion of 7526 Morgan Road, Town of Clay

- Zoned industrial
- Shovel ready site
- Has all utilities
- 900± feet of frontage on Morgan Road
- 2 miles to Exit 38 of NYS Thruway (I-90) via Liverpool Bypass
- 6 Miles to Micron Chipfab site
- Easement to Steelway Blvd North will provide access to Morgan Road at the signalized intersection of Steelway Blvd North and Morgan Road

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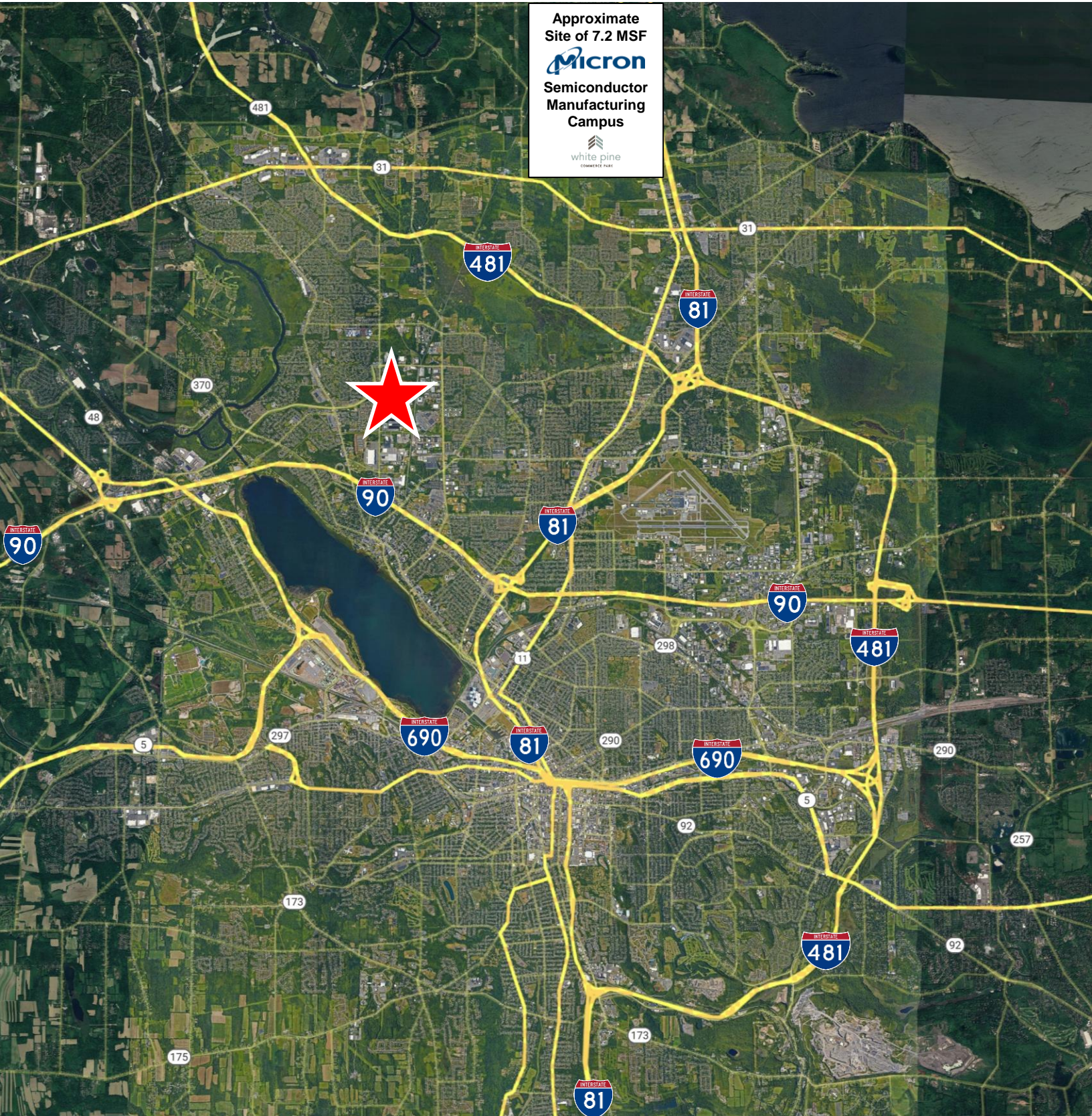


Approximate
Site of 7.2 MSF
Micron
Semiconductor
Manufacturing
Campus

white pine
COMMERCIAL REAL ESTATE

FOR SALE

7526 Morgan Road | Liverpool, New York



Approximate
Site of 7.2 MSF
Micron
Semiconductor
Manufacturing
Campus

white pine
COMMERCE PARK

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