



Available For Lease

**8003 Henry Clay Blvd,
Liverpool, NY 13090**



PROPERTY SUMMARY & PARCEL OUTLINE

8003 Henry Clay Blvd, Liverpool, NY 13090 presents a rare 74.5-acre cleared industrial development site in one of Central New York's fastest-growing industrial corridors. Zoned I-1 (Industrial 1), the property offers exceptional flexibility for manufacturing, logistics, warehousing, technology, or industrial development. Located just 3.4 miles from the Micron semiconductor campus, the site is strategically positioned to benefit from the region's unprecedented economic growth and supply chain expansion. With significant acreage, industrial zoning, and proximity to major transportation routes, this property represents a premier opportunity for developers, owner-users, and investors seeking a foothold in the rapidly expanding Syracuse market.



PROPERTY DETAILS & SPECIFICATIONS

Address: 8003 Henry Clay Blvd, Liverpool, NY 13090

Acreage: 74.5 Acres Cleared Land

Zoning Code: I-1

Zoning Description: Industrial 1

Location: 3.4 Miles from Micron Site







PRIME INDUSTRIAL LOCATION - LIVERPOOL, NY

8003 Henry Clay Boulevard is strategically positioned within the rapidly expanding North Syracuse–Clay industrial corridor, offering exceptional access to Central New York's major transportation infrastructure and economic growth drivers. The property benefits from immediate proximity to I-81, with convenient access to I-90 (NYS Thruway), I-481, and Route 31, enabling efficient north-south and east-west distribution throughout Upstate New York and the broader Northeast region. Comprised of 74.5 acres of cleared land zoned I-1 (Industrial 1), the site provides a rare large-scale industrial development opportunity within one of the region's most active growth markets. Located just 3.4 miles from Micron's transformational semiconductor manufacturing campus, the property sits at the center of one of the largest advanced manufacturing investments in the United States. Surrounded by national distribution operators, advanced manufacturing investment, and a growing workforce base, the site is ideally suited for industrial development, warehousing, logistics, manufacturing, technology, and distribution uses, offering exceptional long-term value within Central New York's emerging technology and logistics hub.

LOCATION KEY DISTANCES

I-81: 0.5 miles

I-90: 3.0 miles

Micron Semiconductor Manufacturing Campus: 3.4 miles

I-481: 4.5 miles





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