



701 HIAWATHA BLVD

SYRACUSE, NEW YORK 13208



701 HIAWATHA BLVD | SYRACUSE, NY 13208

- 0.5 mi. I-81 (North-South Corridor)
- 1.8 mi. I-690 (East-West Corridor)
- 2.5 mi. NYS Thruway – I-90 (Regional Access)
- 5.0 mi. Syracuse Hancock International Airport



FOR LEASE | 701 HIAWATHA

EXECUTIVE SUMMARY



OFFERING SUMMARY

Address: 701 Hiawatha Blvd,
Syracuse, NY 13208

Sale Price: \$2,150,000.00

Square Footage: 34,075 +/-

Acreage: 1.41 +/-

Zoning: COM 1

Clear Height: 14'

Loading: Multiple Grade-Level
Drive-In Doors

PROPERTY OVERVIEW

34,075 SF infill industrial building in Syracuse's Lakefront district, a rapidly redeveloping submarket adjacent to the Inner Harbor and Destiny USA. Direct interstate access via I-81, I-690, and the Thruway. I-Industrial zoning supports flexible warehouse and distribution uses.

PROPERTY HIGHLIGHTS

- Direct Access to I-81, I-690 & Thruway
- CM -Commercial Zoning — Flexible Use
- Multiple Grade-Level Drive-In Doors
- 100% Vacant - Ready for a new User

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WAREHOUSE



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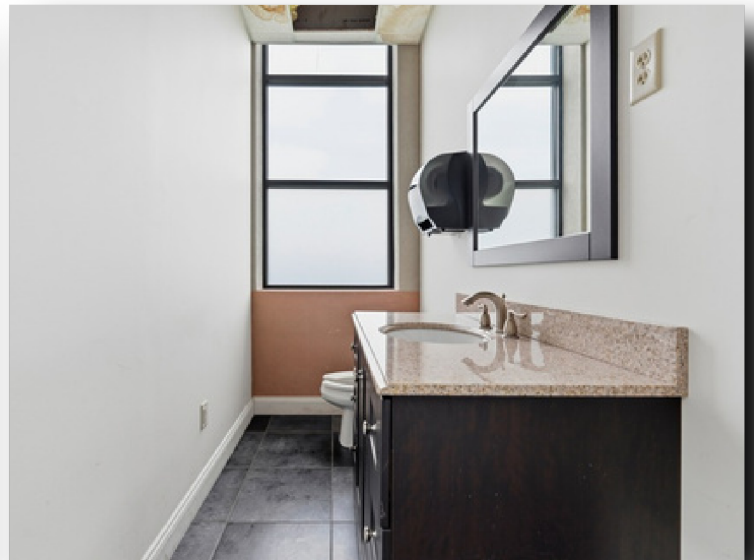
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OFFICE



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EXTERIOR



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ARIEL



***Property outlines are approximate

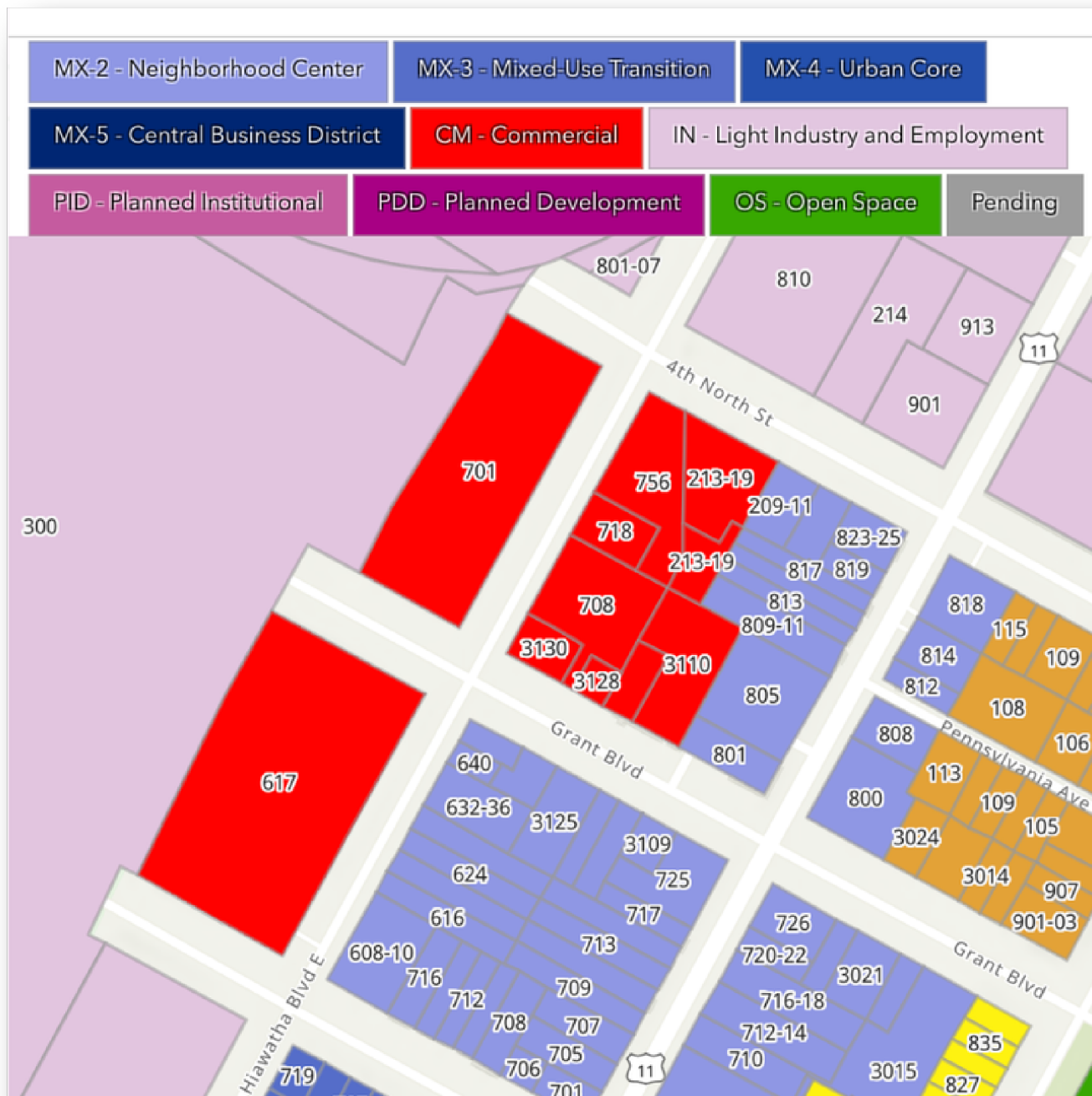
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ZONING MAP



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DEMOGRAPHICS



Population	2 Miles	5 Miles	10 Miles
2020 Population:	51,447	242,518	397,969
2025 Population:	49,903	237,987	390,021
Median Age:	38	36	39
HH's & Income	2 Miles	5 Miles	10 Miles
2025 Households:	21,303	97,866	160,012
Avg HH Income:	\$68K	\$78K	\$94K
Median HH Income:	\$51K	\$60K	\$71K
Traffic (Hiawatha Blvd)			
AADT 2024:	3,572		

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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.