



Available For Lease

**7528 State Fair Boulevard,
Baldwinsville, NY 13027**



PROPERTY SUMMARY & PARCEL OUTLINE

7528 State Fair Boulevard, Baldwinsville, NY 13027 offers 217,280 SF of manufacturing space on a 15.97-acre site. The facility features 12 dock-high doors, 8 drive-in doors, and a 17' clear height, providing strong functionality for manufacturing, warehousing, and distribution operations. Originally built in 1970 and renovated in 2020, this Class C industrial facility is equipped with heavy power supported by a 37kV substation, making it well-suited for power-intensive manufacturing users. Zoned Industrial A District in the Town of Van Buren, the property offers substantial scale, loading capabilities, and infrastructure for a variety of industrial operations.



PROPERTY DETAILS & SPECIFICATIONS

Address: 7528 State Fair Boulevard, Baldwinsville, NY 13027

Type: Manufacturing Facility

Total SF: 217,280

Acreage: 15.97

Dock Doors: 12 (9'x9' and 9'x14')

Drive In Doors: 8

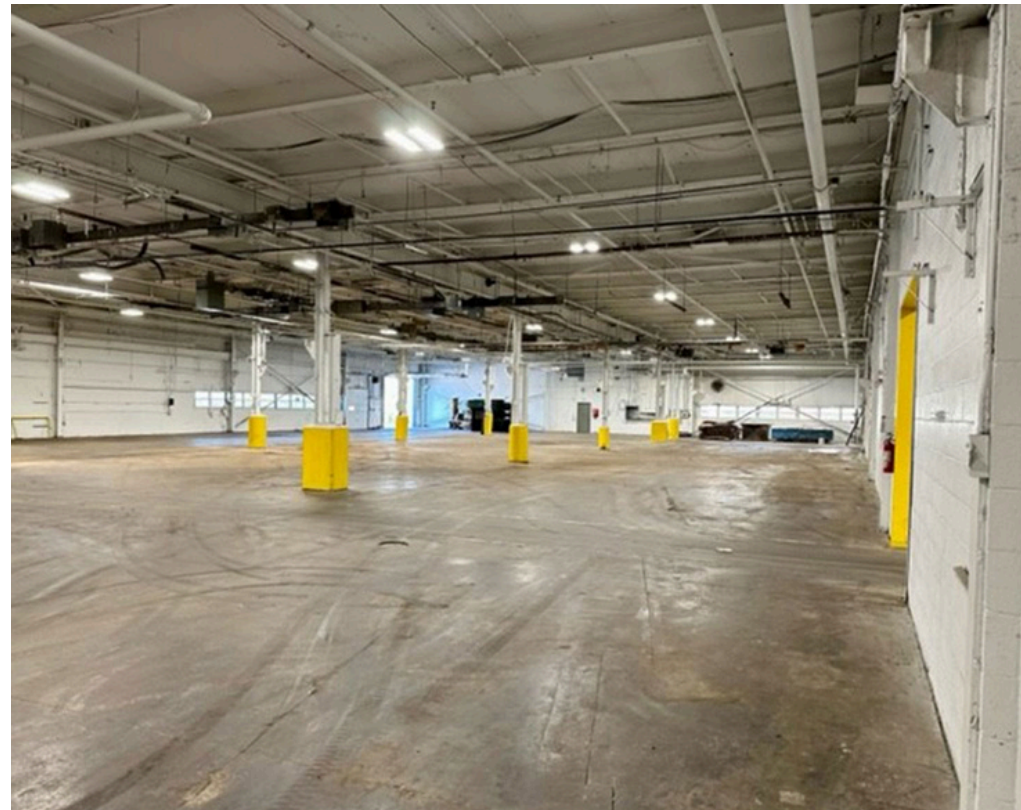
Clear Height: 17'

Building Class: C

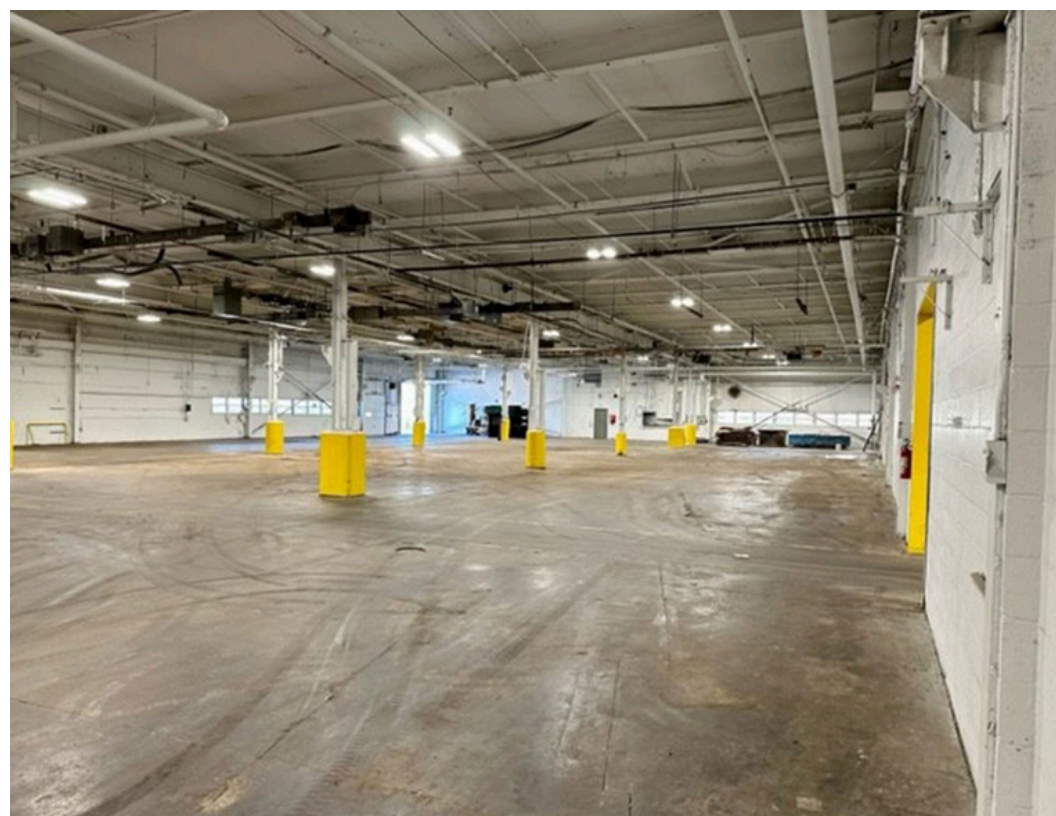
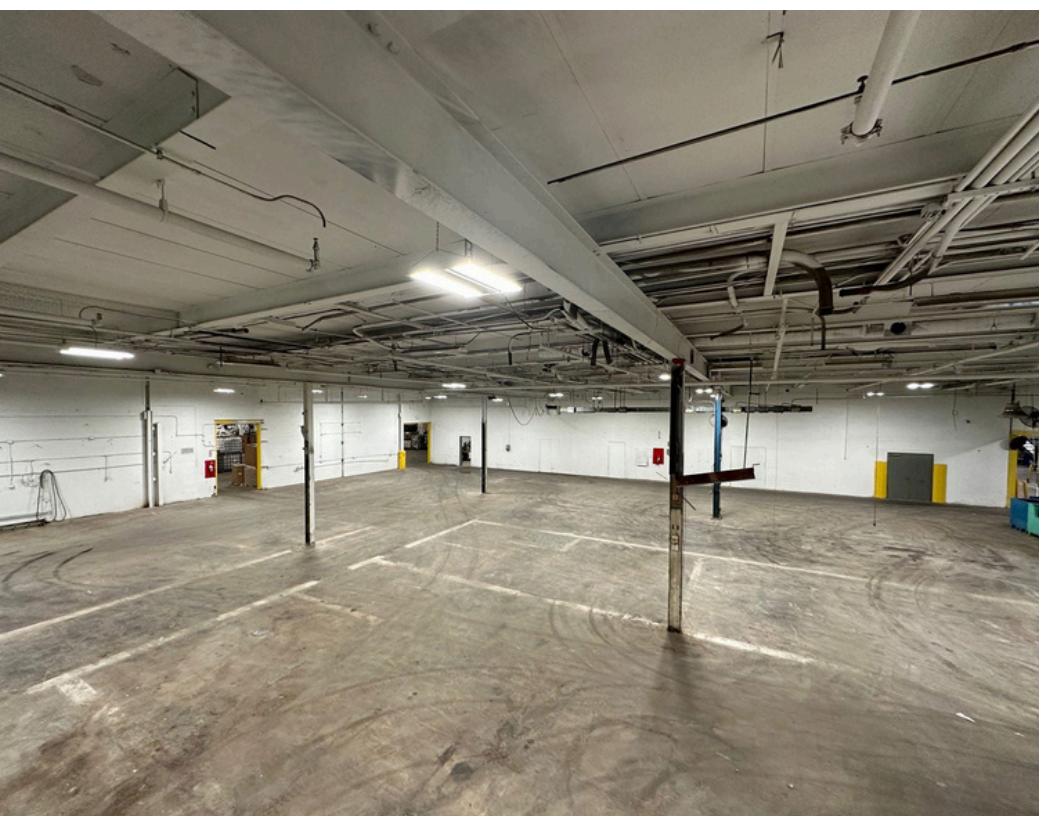
Year Built/Renovated: 1970/2020

Zoning: Industrial A District (Town of Van Buren)

Power: Heavy power (37kV substation) for manufacturing





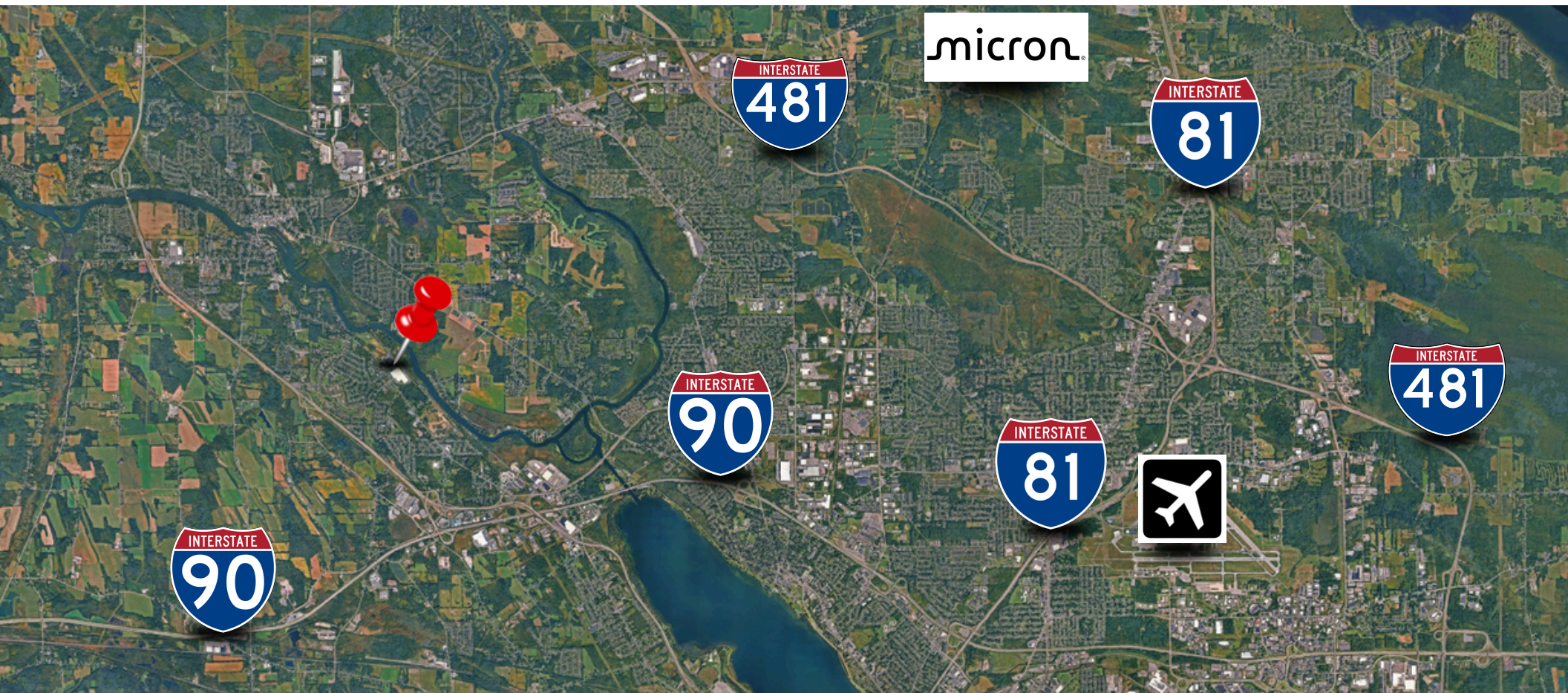


PRIME INDUSTRIAL LOCATION - BALDWINSVILLE, NY

7528 State Fair Boulevard is strategically positioned within the greater Syracuse industrial and logistics market, offering strong connectivity to Central New York's primary transportation infrastructure. The property benefits from convenient access to I-690, I-90 (NYS Thruway), and I-81, enabling efficient east-west and north-south distribution throughout Upstate New York and the broader Northeast. Located near Syracuse Hancock International Airport, the Micron semiconductor development in Clay, and established industrial and distribution corridors throughout Liverpool and Syracuse, the site is well-suited for warehousing, manufacturing, logistics, service operations, and regional distribution. Its location also provides access to a substantial Central New York workforce and the region's expanding advanced manufacturing supply chain, positioning the property within one of Upstate New York's most significant emerging industrial markets.

LOCATION KEY DISTANCES

I-690 – 2 miles | I-90 – 4 miles | I-81 – 7 miles | Downtown Syracuse – 9 miles | Syracuse Airport (SYR) – 10 miles | Amazon Distribution Center – 10 miles | Micron Semiconductor Site – 12 miles





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