

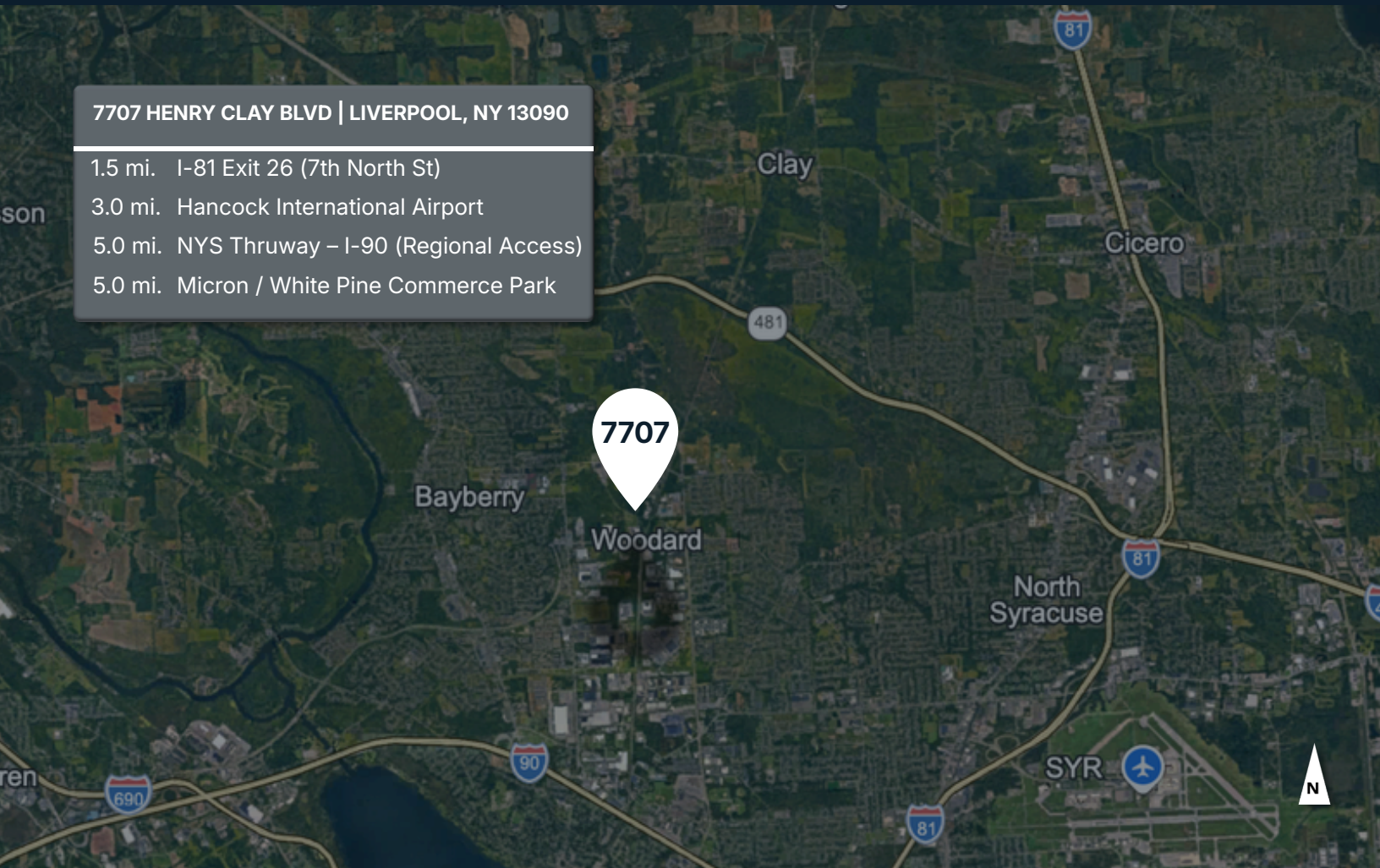


7707 HENRY CLAY BLVD

LIVERPOOL, NEW YORK 13090

7707 HENRY CLAY BLVD | LIVERPOOL, NY 13090

- 1.5 mi. I-81 Exit 26 (7th North St)
- 3.0 mi. Hancock International Airport
- 5.0 mi. NYS Thruway – I-90 (Regional Access)
- 5.0 mi. Micron / White Pine Commerce Park



FOR LEASE | 7707 HENRY CLAY

EXECUTIVE SUMMARY



OFFERING SUMMARY

Address: 7707 Henry Clay Blvd,
Liverpool, NY 13090

Lease Price: \$10/SF NNN

Lease Term: 5 Years Minimum

Square Footage: 21,600 +/-

Acreage: 3 +/-

Clear Height 18'

Zoning: I-Industrial

PROPERTY OVERVIEW

21,600 SF clear-span industrial building on ~3 acres of usable IOS yard in the Henry Clay corridor, Town of Clay. On-site rail spur (CSX reactivation available), wet sprinkler, 400A power, 18' clear. Turnkey, immediate occupancy.

PROPERTY HIGHLIGHTS

- Clear-Span Warehouse - 18' Ceiling Height
- 3 Acres Secured IOS Yard
- On-Site Rail Spur — CSX Reactivation Available
- Minutes to I-81 & Thruway

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WAREHOUSE



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EXTERIOR



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ARIEL



***Property outlines are approximate

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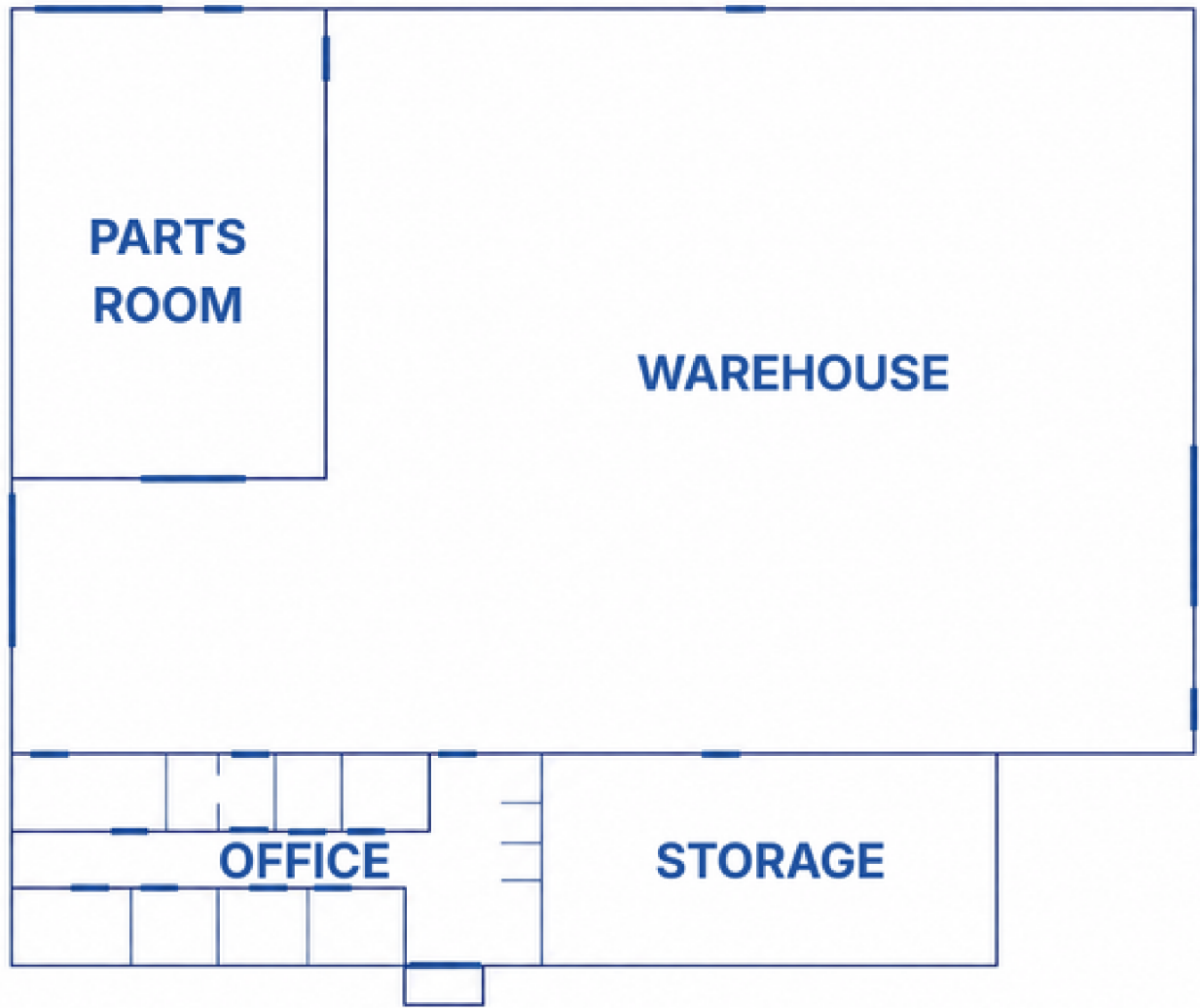
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FLOORPLAN



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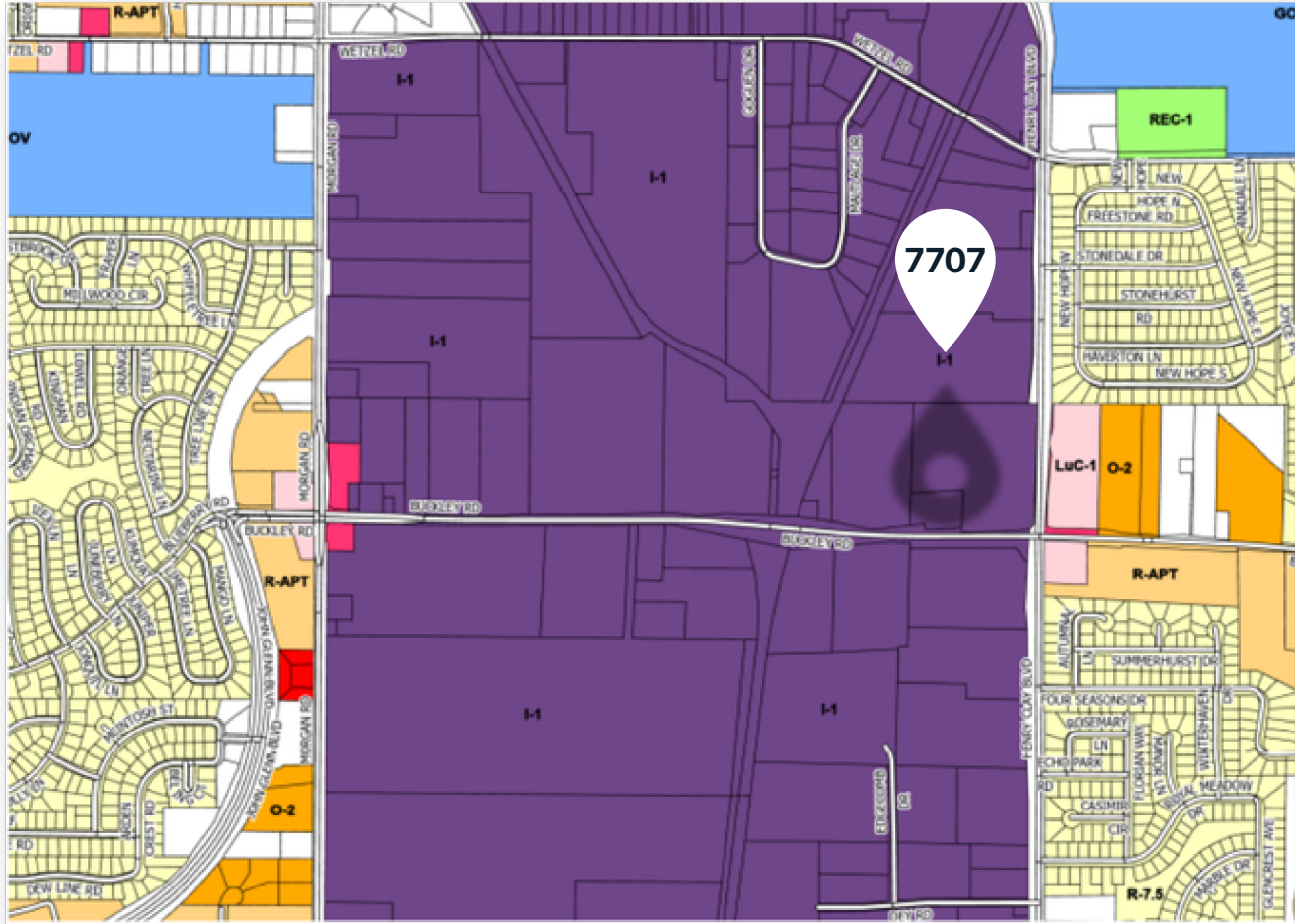


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ZONING MAP



LEGEND

---	500' Industrial Perimeter			
---	3-mile Limit - City of Syracuse			
---	Town of Clay Boundary			
□ RA-100	Residential / Agricultural	1978 To 2005	□ REC-1	Recreational
□ R-7.5	One Family Residential	A-1, T-1	□ PDD	Planned Development
□ R-10	One Family Residential	R-2	□ O-1	Neighborhood Office
□ R-15	One Family Residential	R-1	□ O-2	Office
□ R-40	One Family Residential	R-1A	□ LuC-1	Limited Use / Gasoline Service
□ R-2F	Two Family Residential	R-1B	□ LuC-2	Limited Use / Restaurants
□ R-TH	Town House	R-3	□ NC-1	Neighborhood Commercial
□ R-APT	Apartments	R-5	□ HC-1	Highway Commercial
□ R-MHC	Mobile Home Court	R-4	□ RC-1	Regional Commercial
□ LuR-1	Limited Use/Residential Riverfront	T-2	□ I-1	Industrial 1
□ R-SR	Senior Residence	T-3	□ I-2	Industrial 2
			□ GOV	Government (Zoned RA-100)
				R-8
				C-9
				R-6
				C-1,
				C-4
				C-8
				C-2
				R-7,
				C-2,
				I-1
				I-2

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DEMOGRAPHICS



Population	2 Miles	5 Miles	10 Miles
2020 Population:	23,898	108,785	379,992
2025 Population:	23,061	105,177	372,691
Median Age:	40	43	39
HH's & Income	2 Miles	5 Miles	10 Miles
2025 Households:	9,724	44,792	152,920
Avg HH Income:	\$99K	\$100K	\$93K
Median HH Income:	\$87K	\$83K	\$71K
Traffic (Henry Clay Blvd)			
AADT 2024:	11,464		



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PRINCIPAL BROKER & FOUNDER



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