


FOR SALE OR LEASE

15,800± SF FLEX BUILDING WITH INDUSTRIAL OUTSIDE STORAGE

Property Highlights

- Highly visible industrial site on westside of Syracuse offers warehouse space and secure outdoor storage
- 500'+ frontage on stretch of State Fair Blvd which runs parallel to I-690, on one of busiest sections of I-690 (80,000+ AADT!!)
- Multiple buildings include 6,400± SF heated warehouse with multiple 14' drive in doors and 16' clear heights at peak
- Office structures are approximately 2,300 SF with modern finishes and mix of private offices, conference room and kitchenette
- Former fuel silo offers cold storage with 16' clear heights and 14' x 14' entrance, perfect for storage of equipment or materials
- 2.4-acre site is fully fenced with three gates along State Fair Blvd
- Located just outside of Syracuse CBD, site offers immediate highway access and is minutes to all major highways (I-690, I-81 and NYS Thruway)
- Property includes two billboards, which are leased
- Unmatched signage opportunity at property to reach customers with permanent highway signage to over 80,000 cars per day

Demographic	1 Mile	3 Miles	5 Miles
Population	5,157	87,412	223,413
Households	2,430	38,854	94,878
Average H.H. Income	\$68,441	\$76,667	\$81,561
Daytime Employees	2,550	69,669	146,122

Source: ESRI Business Analyst 2025

Traffic Counts

I-690	81,233 AADT
State Fair Blvd	2,709

Source: NYS DOT 2024

EXCLUSIVE CONTACT

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**Pyramid Brokerage
Company**

**559 State Fair Boulevard
Syracuse, New York 13204**



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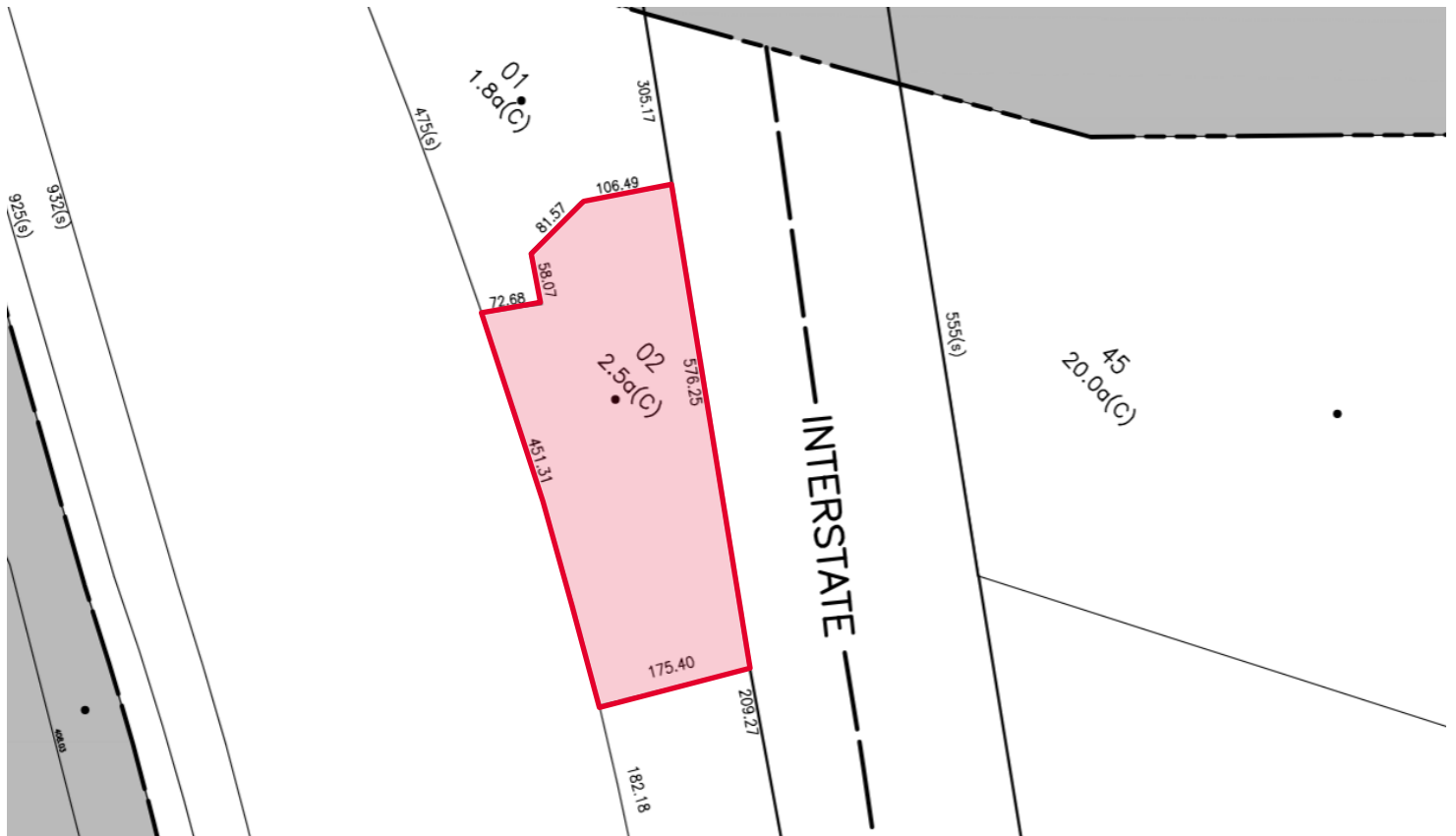


Pyramid Brokerage
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559 State Fair Boulevard
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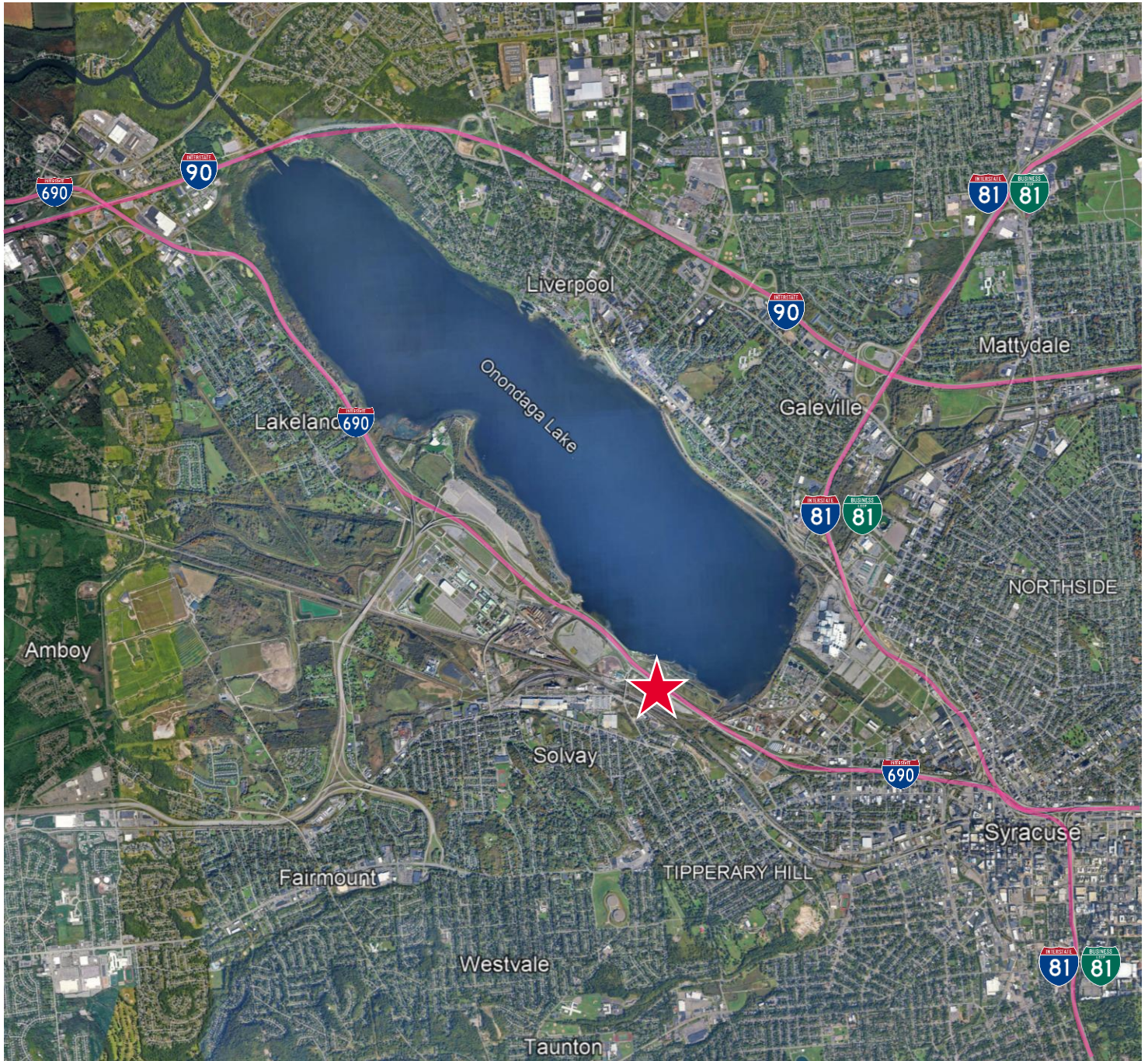


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Drive Time	Minutes	Miles	Drive Time	Minutes	Miles
I-690 West at State Fair Blvd	2 minutes	1.0 mile	I-90 via I-690	9 minutes	6.0 miles
I-690 East at N Geddes St.	4 minutes	1.5 miles	I-81 South via I-690	3 minutes	2.6 miles
I-690 East at State Fair Blvd & Bridge Street	3 minutes	1.1 miles	I-81 North at Hiawatha Blvd	5 minutes	2.0 miles

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