



COLDWELL BANKER
PRIME PROPERTIES

4944 Ver Plank Rd, Clay, NY 13041

Offered at: \$1,200,000 | Sale or Lease Opportunity

Property Overview

Position your business in one of Central New York's fastest-growing commercial corridors. This **1.54-acre property** features **two buildings totaling 5,664± sq ft**, offering a flexible mix of office and warehouse space ideal for a wide range of business operations.

Located just minutes from the planned Micron Technology campus, this site provides a strategic opportunity to establish or expand operations in a high-growth market driven by major economic development.

Property Highlights

- Two-building commercial/industrial property
- ±5,664 total square feet
- ±4,000 sq ft office space
- 52' x 32' warehouse/garage building
- 1.54-acre lot (67,082 sq ft)
- Ample on-site parking (12 spaces)
- Drive-in overhead doors
- Flexible layout for multiple business uses
- Built in 1990 – well-maintained
- Sale or lease option available

Building Breakdown

Building 1 (Main Office + Garage)

- 4–5 private offices
- Open work areas
- Integrated garage/warehouse space
- Ideal for administrative + operational use

Building 2 (Warehouse/Garage)

- 52' x 32' structure
- Large overhead doors
- Perfect for storage, equipment, or fleet use



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Each Office Is Independently Owned And Operated

