



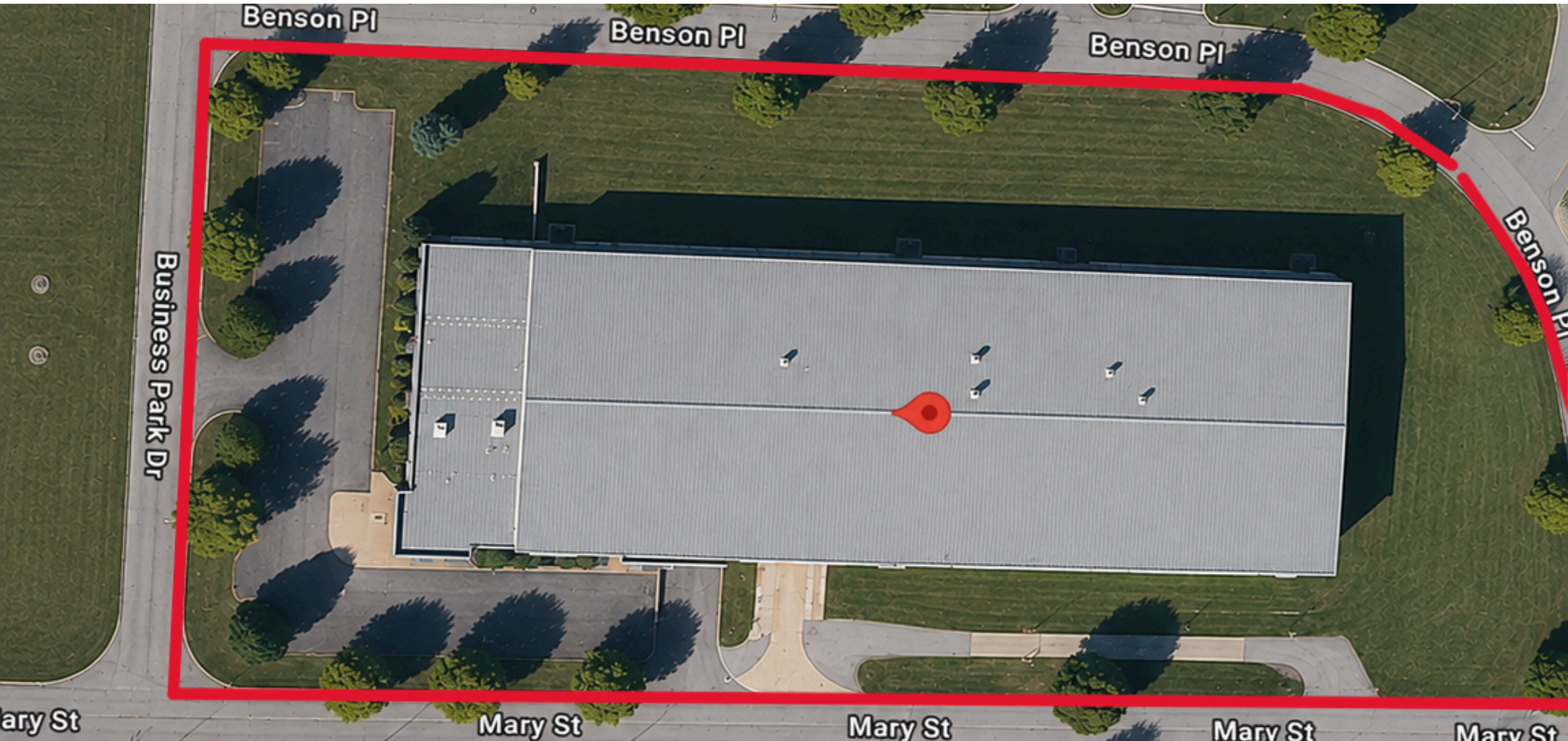
Available For Lease

**108 Business Park Dr
Frankfort, NY 13340**



PROPERTY SUMMARY & PARCEL OUTLINE

Rare opportunity to lease a versatile industrial warehouse in the heart of the Mohawk Valley. Located at 108 Business Park Dr., Frankfort, NY, this well-maintained industrial facility offers an ideal solution for manufacturing, warehousing, distribution, logistics, and light assembly users seeking a strategic Central New York location with immediate access to major transportation corridors. The property features approximately 63,000 SF of highly functional industrial space, generous clear heights, multiple loading docks, drive-in access, and ample on-site parking with room for outdoor storage and operational flexibility. Designed to accommodate a wide range of industrial users, the facility offers efficient warehouse flow, strong utility infrastructure, and the flexibility to support both production and distribution operations. Ownership is committed to creating long-term partnerships and is willing to discuss tenant improvements, office build-outs, and facility upgrades to meet specific operational requirements. Whether your business is expanding, consolidating, or seeking a more efficient distribution hub, 108 Business Park Dr. provides the flexibility, infrastructure, and accessibility to support your continued growth. Conveniently positioned just minutes from the NYS Thruway (I-90) and major regional markets including Utica, Syracuse, Albany, and the Northeast corridor, this is a unique opportunity to secure a highly functional industrial asset in one of Central New York's most established business parks.



PROPERTY DETAILS & SPECIFICATIONS

Address: 108 Business Park Dr, Frankfort, NY 13340

Type: Industrial Warehouse/Distribution

Total SF: 63,000 (7,000 Office)

Acreage: 4.4

Dock Doors: 2

Drive In Doors: 1

Clear Height: 24'

Building Class: B

Year Built/Renovated: 2001/2020





PRIME INDUSTRIAL LOCATION - (FRANKFORT, NY)

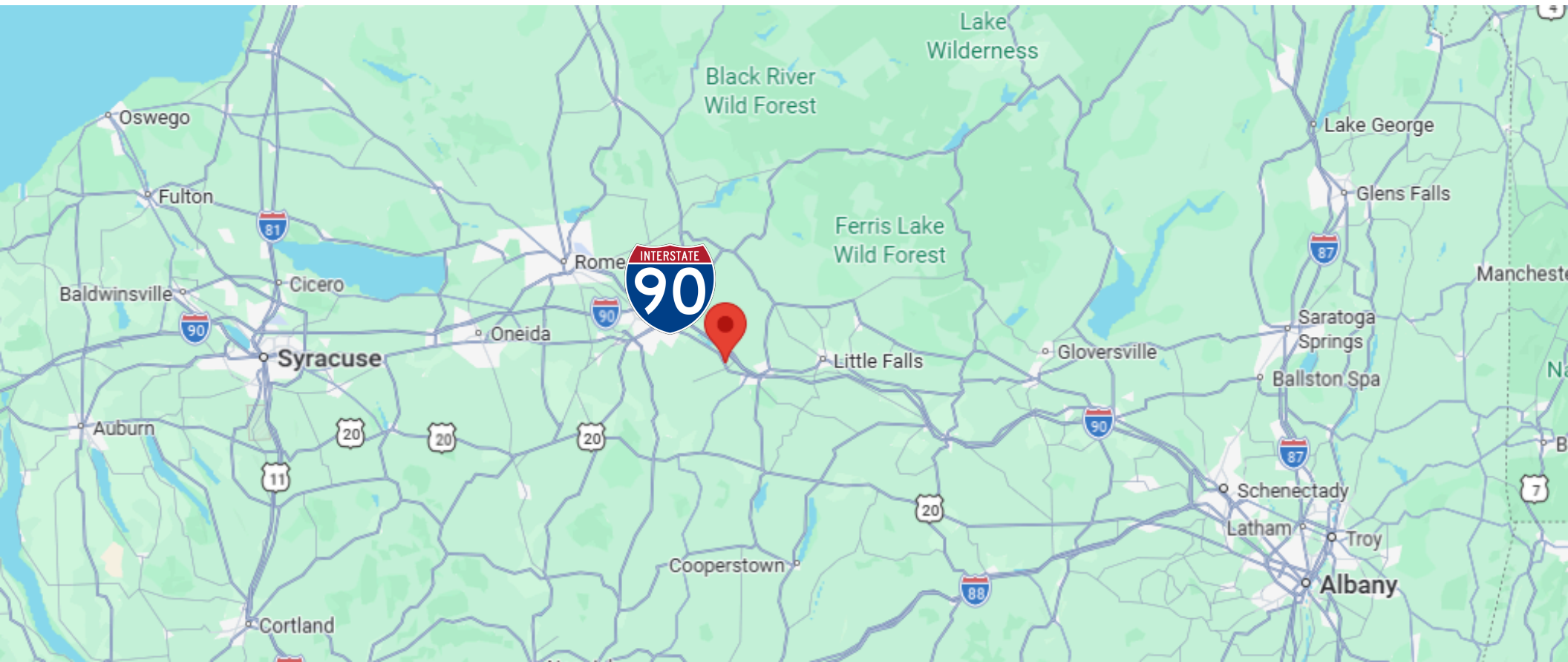
Frankfort, NY is a strategically positioned commercial and industrial market in the Mohawk Valley, offering strong regional connectivity and convenient access to major transportation routes. Located near NY Route 5S and the New York State Thruway (I-90), Frankfort provides efficient connections to Utica, Syracuse, Albany, and other Northeast markets. The area benefits from an established industrial presence, a skilled regional workforce, and a business-friendly environment. With its accessible location and proximity to major population and employment centers, Frankfort is an appealing option for manufacturing, warehousing, distribution, logistics, and other commercial and industrial users.

LOCATION KEY DISTANCES

Syracuse - 62 Miles

Albany - 81 Miles

I-90 - 6.4 Miles





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