



# 701 HIAWATHA BLVD

SYRACUSE, NEW YORK 13208



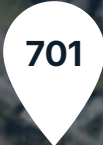
## 701 HIAWATHA BLVD | SYRACUSE, NY 13208

0.5 mi. I-81 (North-South Corridor)

1.8 mi. I-690 (East-West Corridor)

2.5 mi. NYS Thruway – I-90 (Regional Access)

5.0 mi. Syracuse Hancock International Airport



# FOR LEASE | 701 HIAWATHA

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

**Address:** 701 Hiawatha Blvd,  
Syracuse, NY 13208

**Lease Price:** \$6/SF NNN

**Square Footage:** 34,075 +/-

**Usable Acreage:** 0.6 +/-

**Lease Term:** 5 Years

**Clear Height:** 14'

**Loading:** Multiple Grade-Level  
Drive-In Doors

## PROPERTY OVERVIEW

34,075 SF infill industrial building in Syracuse's Lakefront district, a rapidly redeveloping submarket adjacent to the Inner Harbor and Destiny USA. Direct interstate access via I-81, I-690, and the Thruway. I-Industrial zoning supports flexible warehouse and distribution uses.

## PROPERTY HIGHLIGHTS

- Direct Access to I-81, I-690 & Thruway
- CM -Commercial Zoning — Flexible Use
- Multiple Grade-Level Drive-In Doors
- Competitive Lease Rate — \$6/SF NNN

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**FOR LEASE | 701 HIAWATHA**

**WAREHOUSE**



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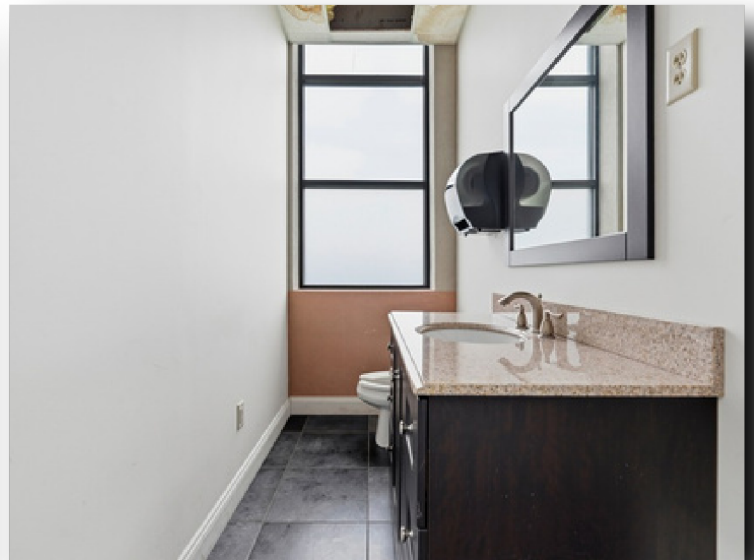
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## OFFICE



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## EXTERIOR



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**ARIEL**



\*\*\*Property outlines are approximate

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## DEMOGRAPHICS



<b>Population</b>	<b>2 Miles</b>	<b>5 Miles</b>	<b>10 Miles</b>
<b>2020 Population:</b>	51,447	242,518	397,969
<b>2025 Population:</b>	49,903	237,987	390,021
<b>Median Age:</b>	38	36	39
<b>HH's &amp; Income</b>	<b>2 Miles</b>	<b>5 Miles</b>	<b>10 Miles</b>
<b>2025 Households:</b>	21,303	97,866	160,012
<b>Avg HH Income:</b>	\$68K	\$78K	\$94K
<b>Median HH Income:</b>	\$51K	\$60K	\$71K
<b>Traffic (Hiawatha Blvd)</b>			
<b>AADT 2024:</b>	3,572		

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## JOHN A. TRENCA

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