CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

AVAILABLE

241 Farrell Road

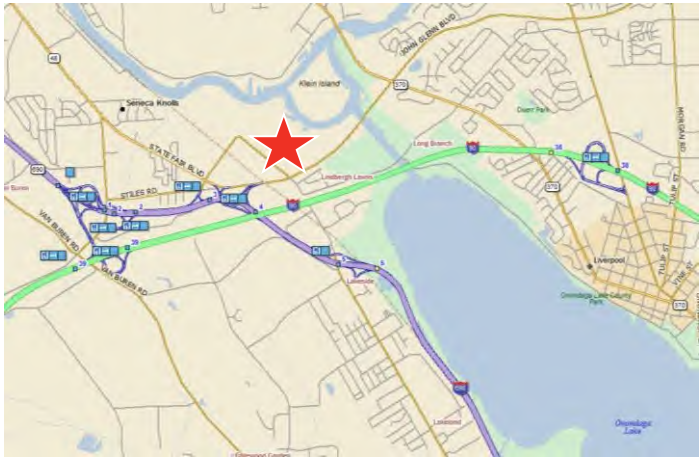
Syracuse, New York 13209

PRIME INDUSTRIAL PROPERTY

484,000± Total SF Manufacturing, Warehouse, Distribution

Property Highlights:

- 484,000± total square feet available on 40± acres
- Low cost Solvay municipal power can be made available to reduce operational expenses and support long term energy management
- Low cost sub-transmission electrical service currently provided by National Grid with up to nine (9) megawatts available
- Asphalt parking field
- Over 3,000’ frontage on John Glenn Blvd and over 2,000’ of frontage on Farrell Road
- Turnkey and quick turnaround for tenant improvements by experienced landlord
- Ceiling heights range from 10’ to 32.5’
- High power available
- Excellent access to I-690 east and west as well as I-90 east and west



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Building 1, Front

Building 2, Space B

Building 2, Space A

Building 2, Space B

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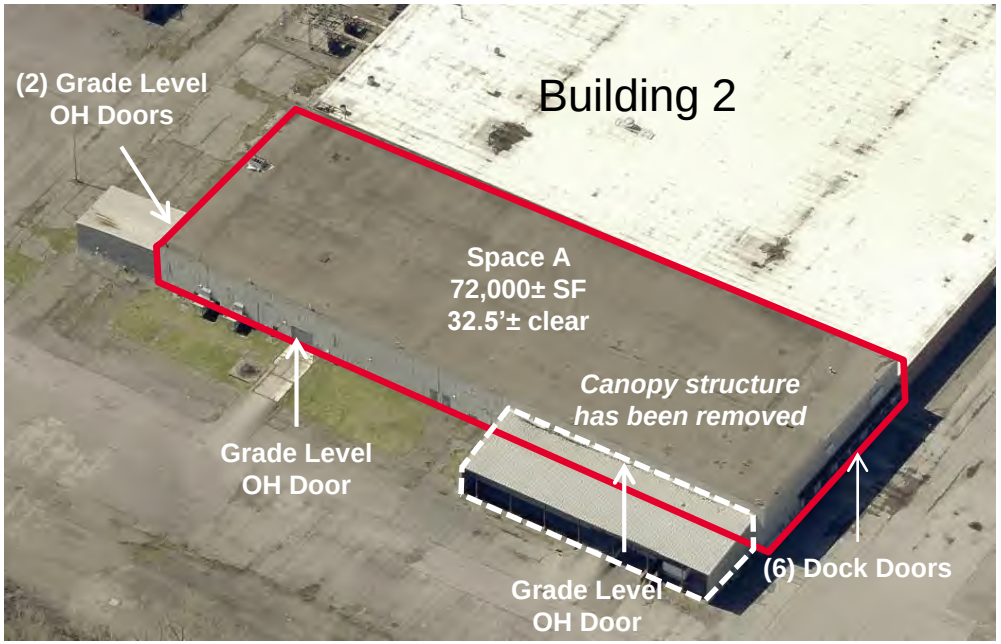
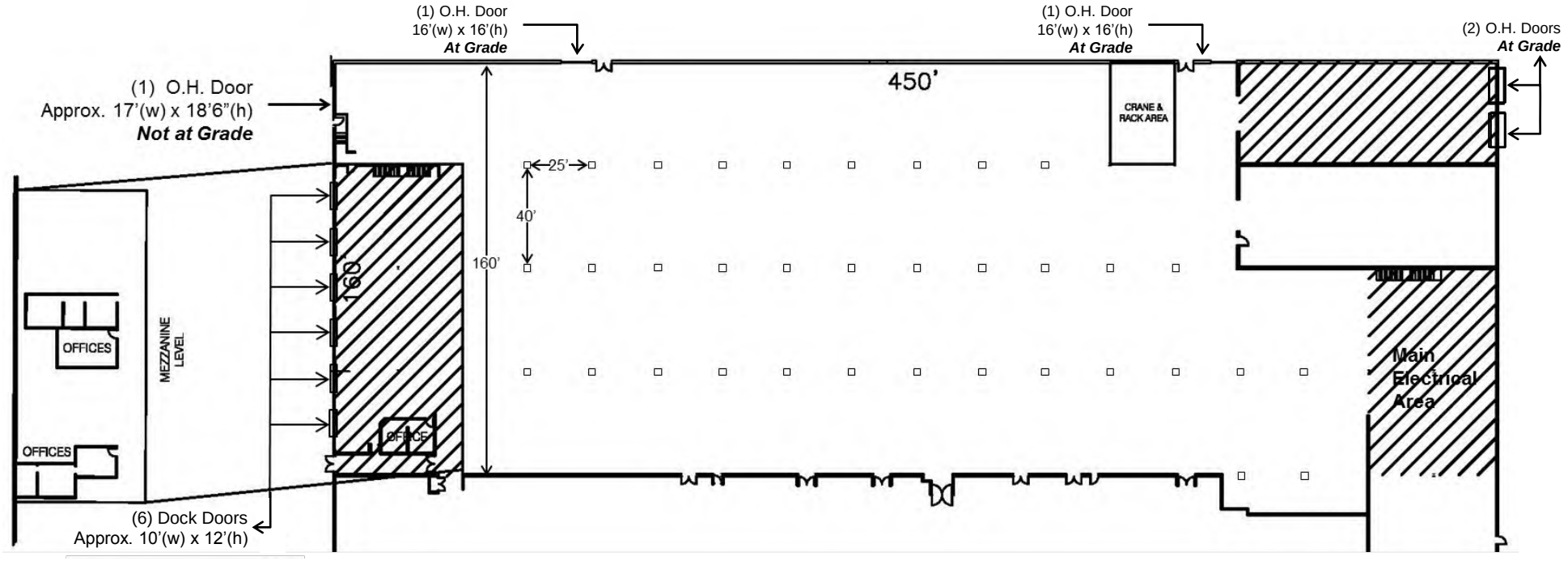
Space Highlights

- 72,000± SF building footprint referred to as “Building 2, Space A”
- 14,000± SF of mezzanine space (is extra space)
- 32.5’ clear ceiling height
- 25’ x 40’ column spacing
- (1) 17’ (w) x 18’6” (h) overhead door
- (1) 16’ (w) x 16’ (h) overhead door
- (6) dock height doors measuring approximately 10’ (w) x 12’ (h)
- 3200 A/480 V/ 3 phase service
- Fully sprinklered
- T12 lighting
- Crane and racking area in place and available





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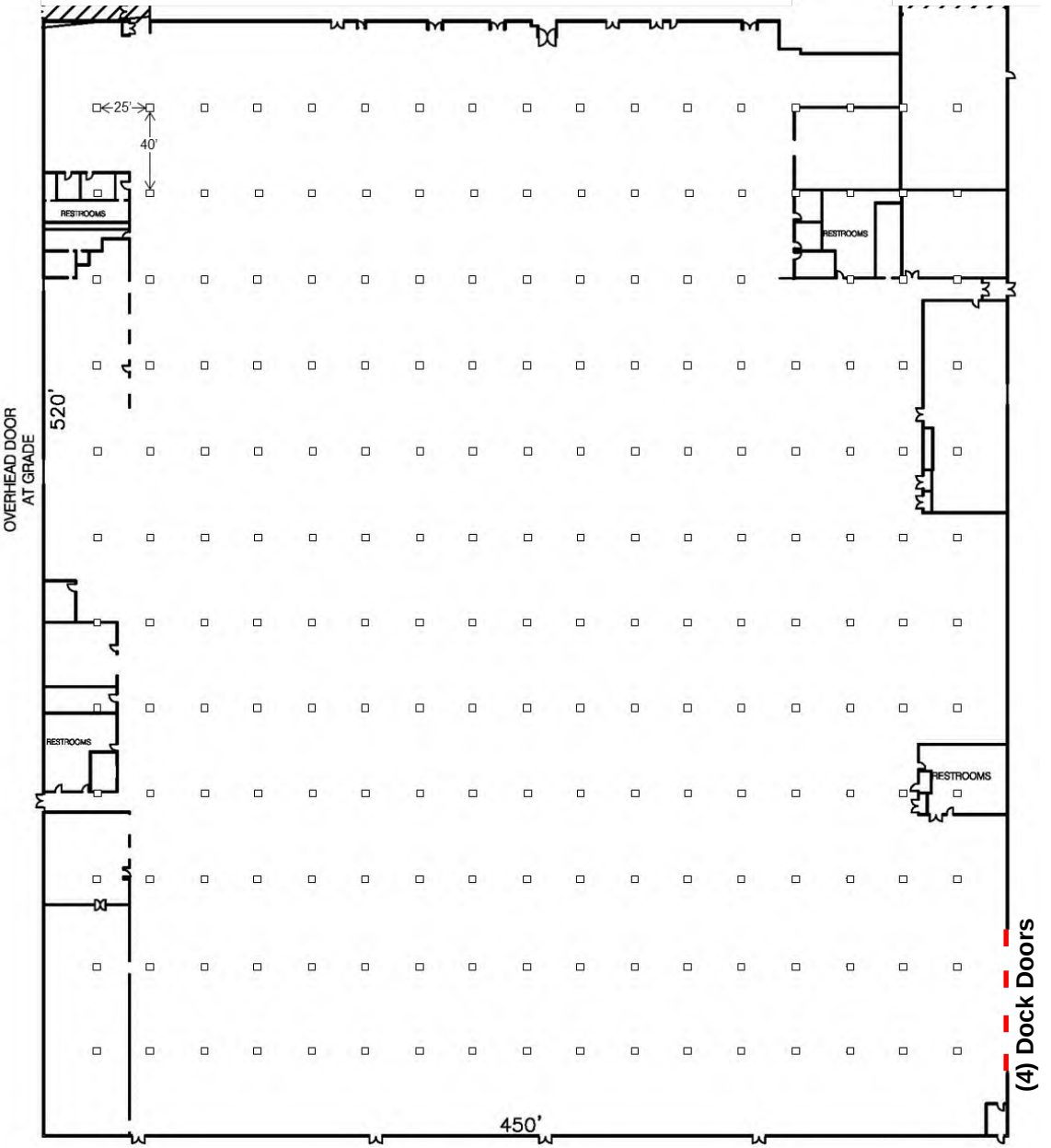
Space Highlights

- 234,000± total square feet known as “Building 2, Space B”
- (4) dock doors 8.2’ (w) x 10’ (h)
- (3) overhead doors
    - 12’ (w) x 14’ (h)
    - 6’ (w) x 10’ (h)
    - 10.2’ (w) x 12’ (h)
- Fully sprinklered
- T8 lighting
- 25’ x 40’ column spacing
- 16’ ceiling height
- 3000 A/208V/3 phase service and 1600 A/480V/3 phase service



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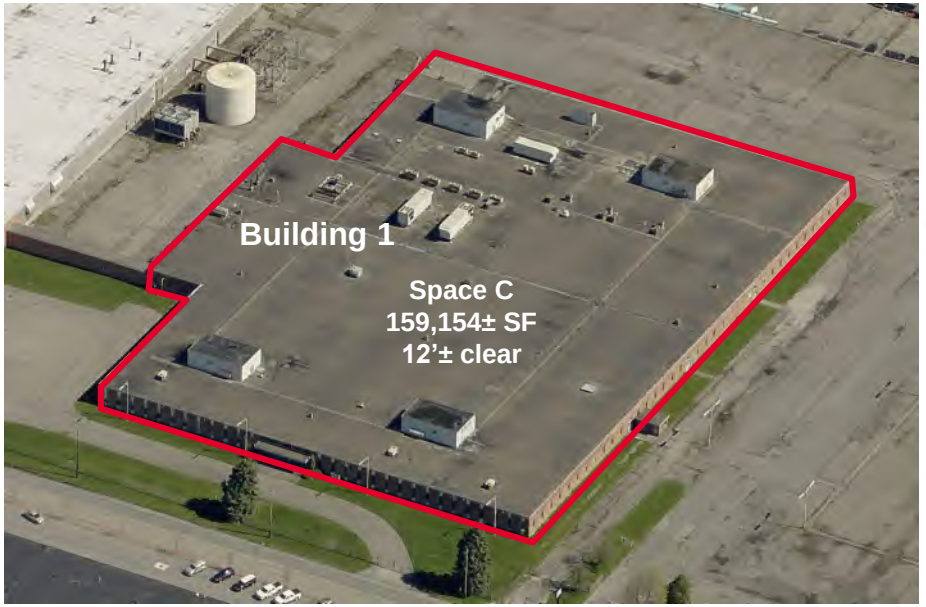
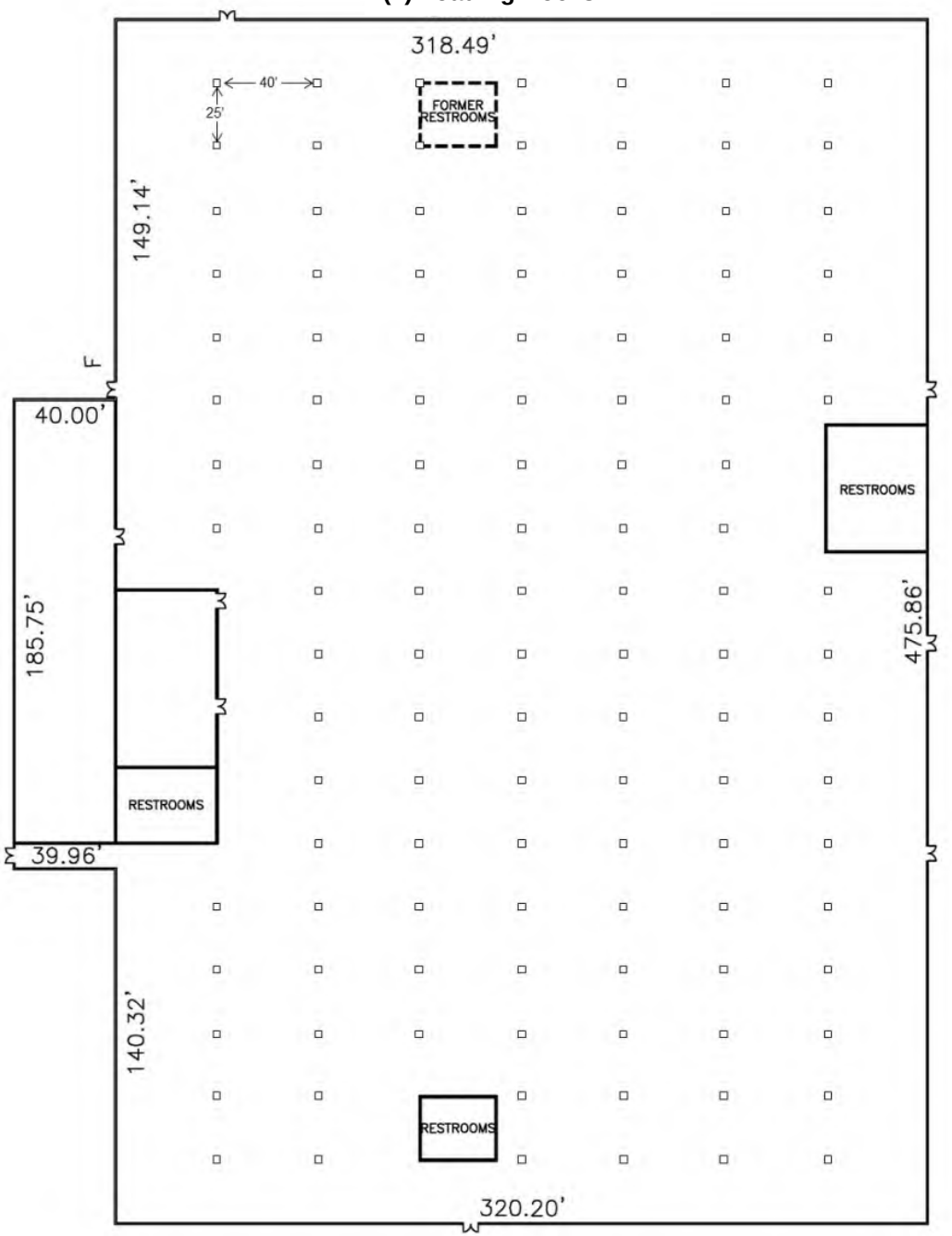
Space Highlights

- 159,154± total square feet known as “Building 1, Space C”
- (2) dock doors 8.2’ (w) x 10’ (h)
- (5) overhead doors
    - 8’ (w) x 8’ (h)
    - 6’ (w) x 10’ (h)
    - Two 8’ (w) x 10’ (h)
    - 10’ (w) x 14’ (h)
- 25’ x 40’ column spacing
- 12’ ceiling height
- Former office building, most offices have been removed
- Connecting walkway to Building 2, Space B
- Metal framed windows with single pane glass
- 5000A/480V/3 phase service





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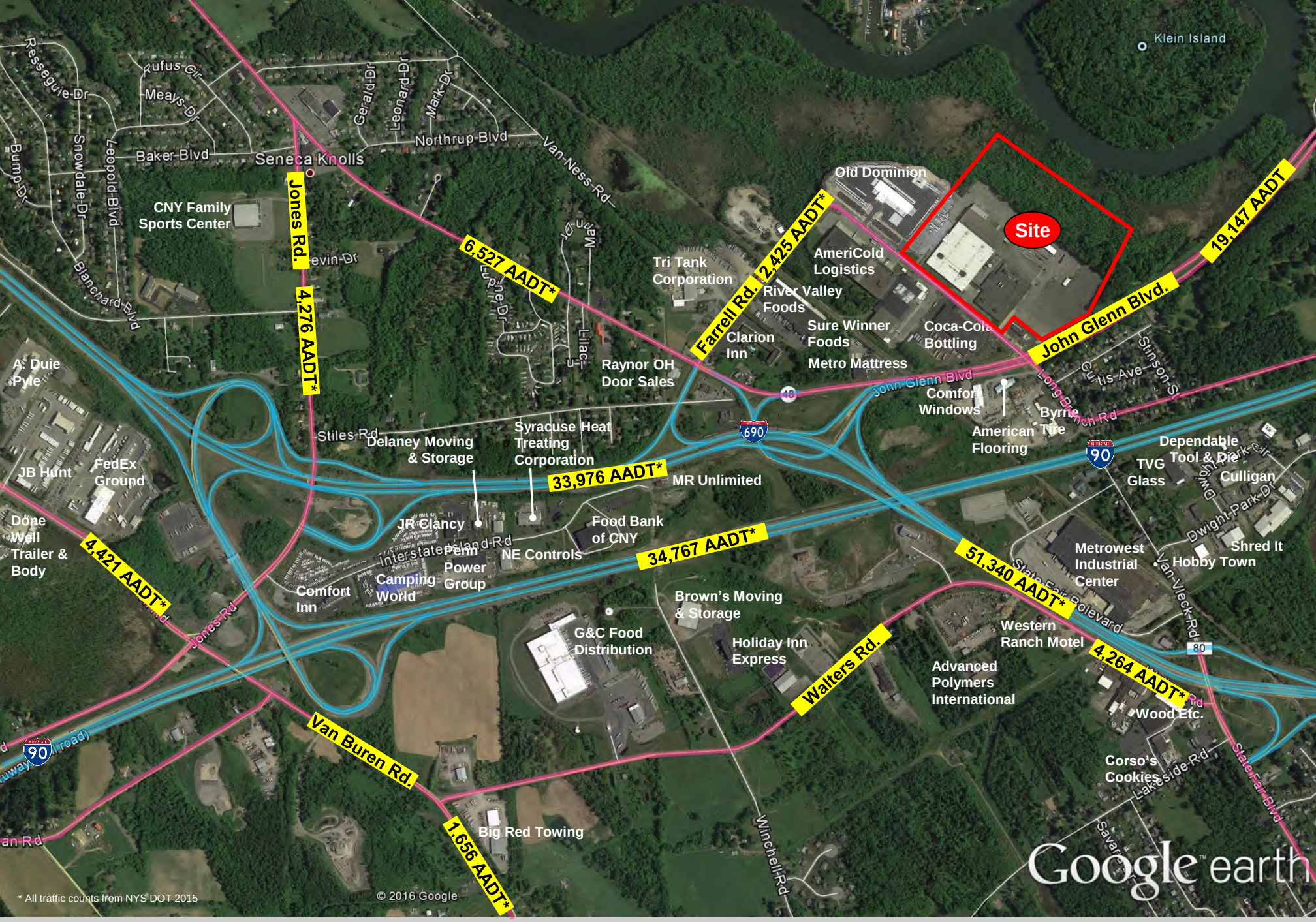

* All traffic counts from NYS DOT 2015

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