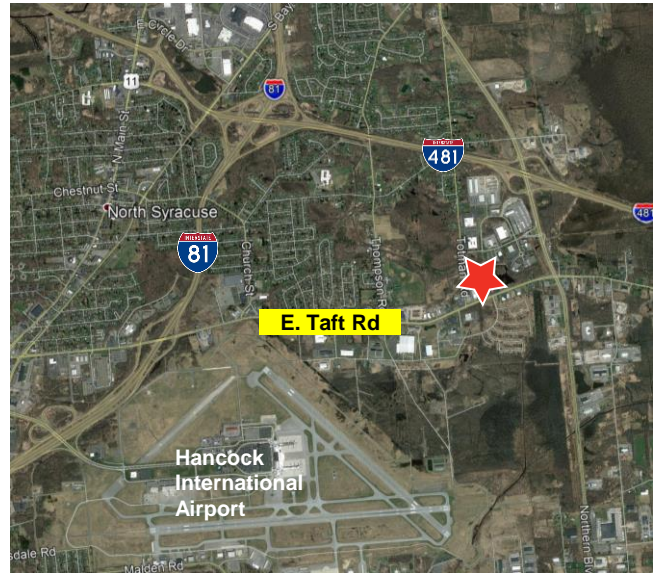




6,528± SF Flex Building

Property Highlights

- Quality built 6,528± SF flex building that occupies rear half of tax parcel 056.-02-16.1
- Former Dunbar Armored building
- 1,528± SF of new office space available
- Great location on Taft Road between Northern Blvd and Thompson Road
- Lot size approx. 150' x 225'
- Office area 1,528± SF, air conditioned
- Warehouse area 5,000± SF with 16' clear height
- Two (2) 14' drive in doors
- Four (4) restrooms (2-office, 2-warehouse)
- 15" insulation in ceiling and 6" insulation in walls wood framed, metal sided in & out
- Radiant heaters in warehouse
- Landlord to resurface parking area
- Close to airport and all major highways



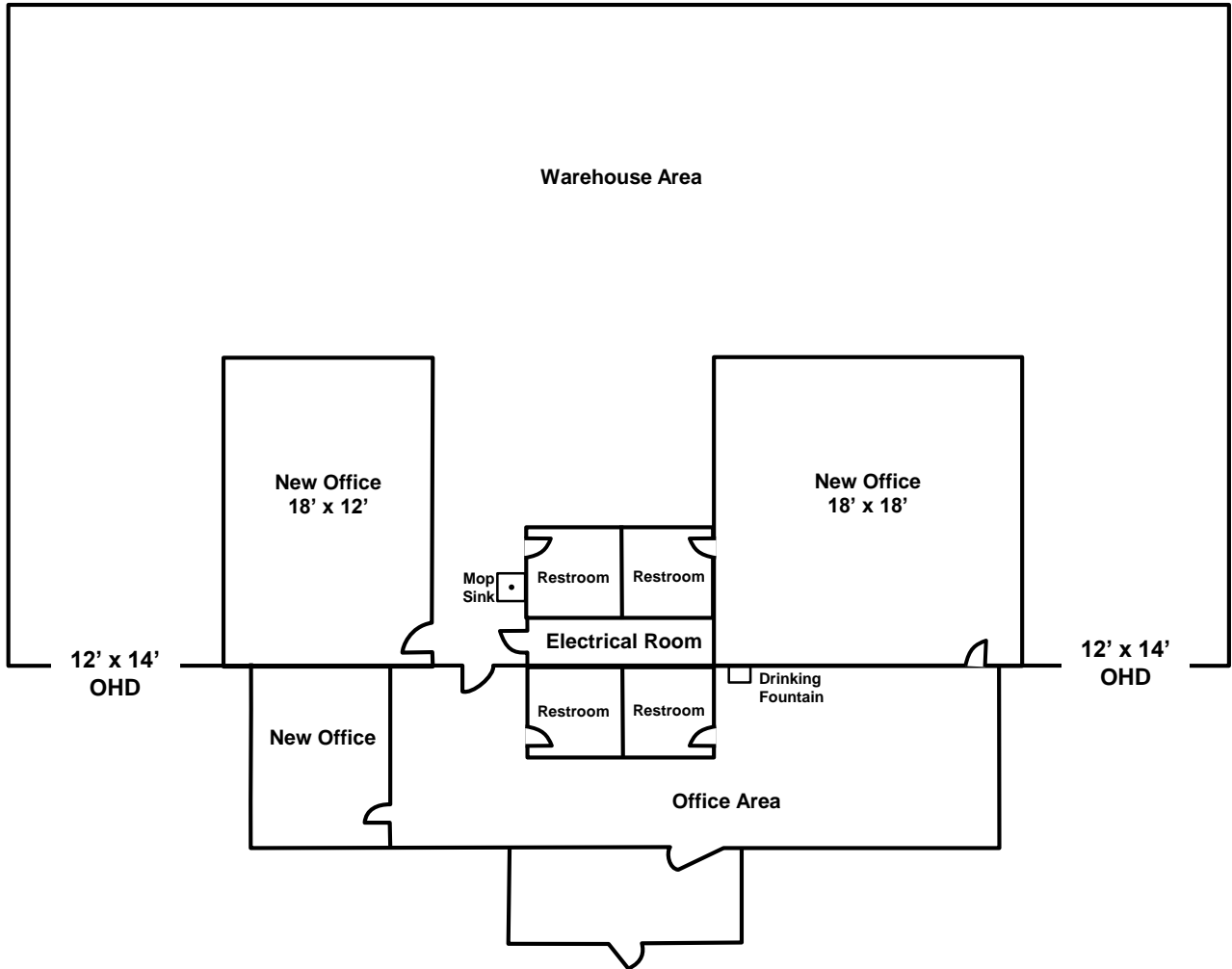
Traffic Counts	
East Taft Road	12,400 AADT
Source: NYS DOT 2016	

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Front office area



New front office



New 12' x 18' office



New 18' x 18' office

FOR LEASE

6263 Taft Road

Cicero, New York 13212



New fenced side yard



14' overhead door



Warehouse area



Warehouse area