



Available For Lease

**304 W 2nd St, East
Syracuse, NY 13057**



Property Summary

304 W 2nd St, East Syracuse, NY 13057 offers 35,500 SF of industrial space, including 2,600 SF of office, on a 2.79-acre site. The building features 8 overhead doors and 2 loading docks, along with a 20' clear height, providing strong functionality for warehousing, distribution, or light manufacturing. Built in 1956 and classified as a Class C facility, the property is equipped with 800 amps / 120–208V power. Additional features include a 20-car paved parking area and convenient access to I-690, I-481, and I-90, making it a well-located and efficient option in the Syracuse industrial market.



PROPERTY SPECS

Address: 304 W 2nd St, East Syracuse, NY 13057

Total SF: 35,500 (2,600 Office)

Acreage: 2.79

Overhead Doors: 8

Loading Docks: 2

Clear Height: 20'

Year Built: 1956

Building Class: C

Power: 800 Amps 120/208 Volts

Paved Area: 20 Car Lot

Major Highway Access: I690, I481, I90

Zoning: Light Industrial







Prime Industrial Location - Syracuse, NY

304 W 2nd Street is strategically positioned within East Syracuse's highly active industrial and logistics corridor, offering exceptional connectivity to Central New York's primary transportation infrastructure. The property benefits from immediate access to I-690 and close proximity to I-481 and I-90 (NYS Thruway), enabling efficient east-west and north-south distribution throughout Upstate New York and the broader Northeast region. Located just minutes from Syracuse Hancock International Airport, Downtown Syracuse, and the region's key industrial parks, the site supports strong logistics operations and workforce accessibility. Surrounded by established distribution, manufacturing, and service users, this location is well-suited for warehousing, light manufacturing, service operations, and last-mile distribution, making it a highly functional and well-connected industrial opportunity within the growing Central New York market.

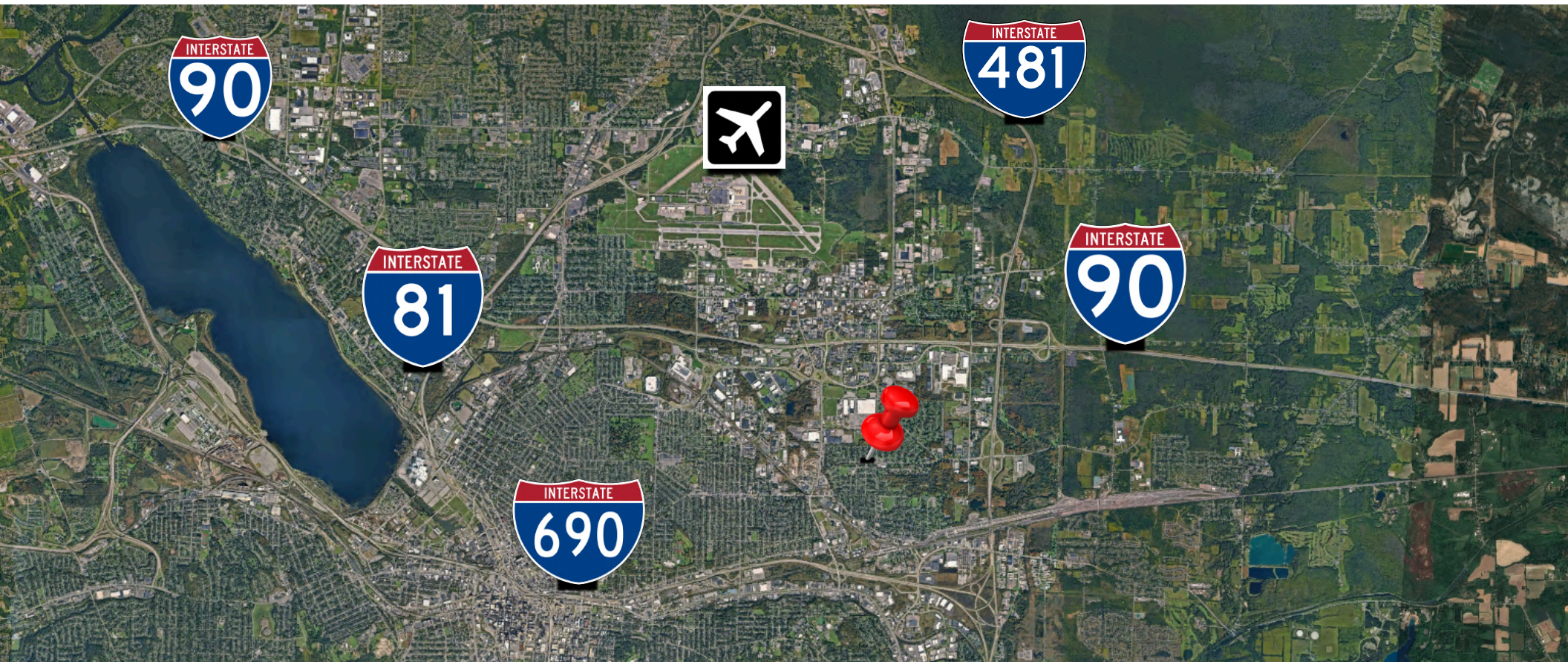
Distances

I-690: 0.5 Miles

I-81: 2.5 Miles

Syracuse International Airport: 3.0 Miles

I-90: 4.5 Miles





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