


FOR LEASE

6,615± SF INDUSTRIAL/FLEX BUILDING

Property Highlights

- 6,615± total square feet
 - 3,200± SF office space
 - 3,415± SF warehouse space
- Situated on a 0.27± acre lot
- Ceiling height: 14' to joist, 16' to roof deck
- Parking lot recently paved and striped
- Class A office finishes
- Six large offices, large conference room, reception area and kitchenette
- Two overhead doors (12' x 18') with automatic openers
- Warehouse is approximately 50' x 60' with small office, mezzanine and restroom
- Located on the corner of Factory Ave. & Mitchell Ave.

Demographic	1 Mile	3 Miles	5 Miles
Population	11,213	87,395	215,127
Households	4,838	39,573	92,350
Average H.H. Income	\$82,444	\$76,347	\$80,010
Daytime Employees	5,827	69,534	165,667

Source: ESRI Business Analyst 2025



EXCLUSIVE CONTACT

Christopher Savage
Real Estate Salesperson
+1 315 445 8519
csavage@pyramidbrokerage.com

Mark Austin
Real Estate Salesperson
+1 315 445 8538
maustin@pyramidbrokerage.com

5845 Widewaters Parkway, Suite 200
East Syracuse, New York 13057
+1 315 445 1030
pyramidbrokerage.com



Pyramid Brokerage Company

209 Factory Avenue
Syracuse, New York 13208



