



7184-7196 Morgan Road Liverpool, NY 13088

Office/Warehouse Space for Lease



Facts and Features

- **TOTAL SIZE:** 33,377 SF
- **AVAILABLE SPACE:** 14,422 SF (43% PRO-RATA SHARE)
- **LEASE PRICE:** \$7.75/SF NNN
- **NNN EXPENSES:** \$2.00/SF +/-
- **ZONING:** INDUSTRIAL –TOWN OF CLAY
- **PARKING:** 25 CARS PLUS FOR AVAILABE SPACE SECTION
- **UTILITIES:** GAS, SEWER, WATER, ELECTRIC

Exclusive Agent:

Ed Rogers
Real Estate Salesperson

Cell: 315-427-8510
Email: edr@jfrealestate.com



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JF Real Estate
The Atrium
2 Clinton Square, Suite 120
Syracuse, NY 13202



Facts and Features

- POWER: 3 PHASE, 277 VOLT, 200 AMP (ADDITIONAL AMPERAGE AVAILABLE)
- CEILING HGT: 17' +/- CLEAR IN AVAILABLE
- HEAT: OFFICES-HVAC
WAREHOUSE – GAS SPACE HEATERS
- DOORS: FOUR (4) DRIVE-IN
ONE (1) DOCK
- FEATURES: - ACCESSIBILITY TO EXIT 37 & 38 OF NYS THRUWAY AND RT. 81
CROSSROADS OF NY STATE

- ACROSS FROM AMAZON DISTRIBUTION CENTER



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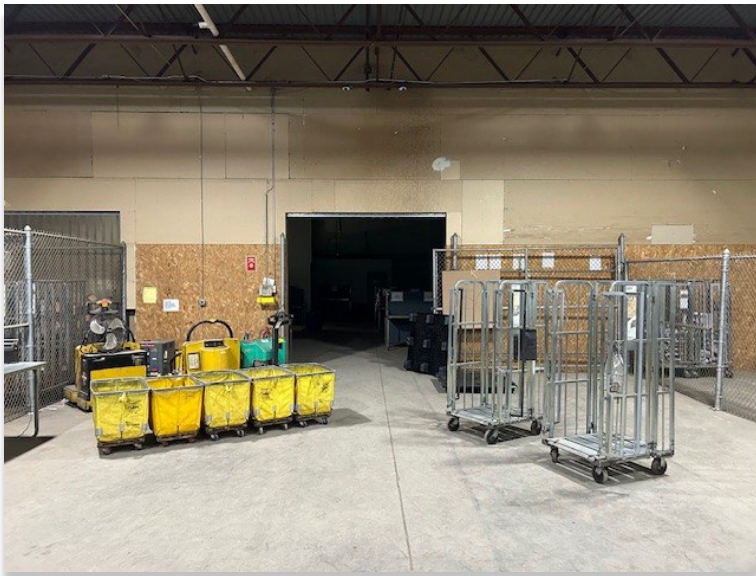
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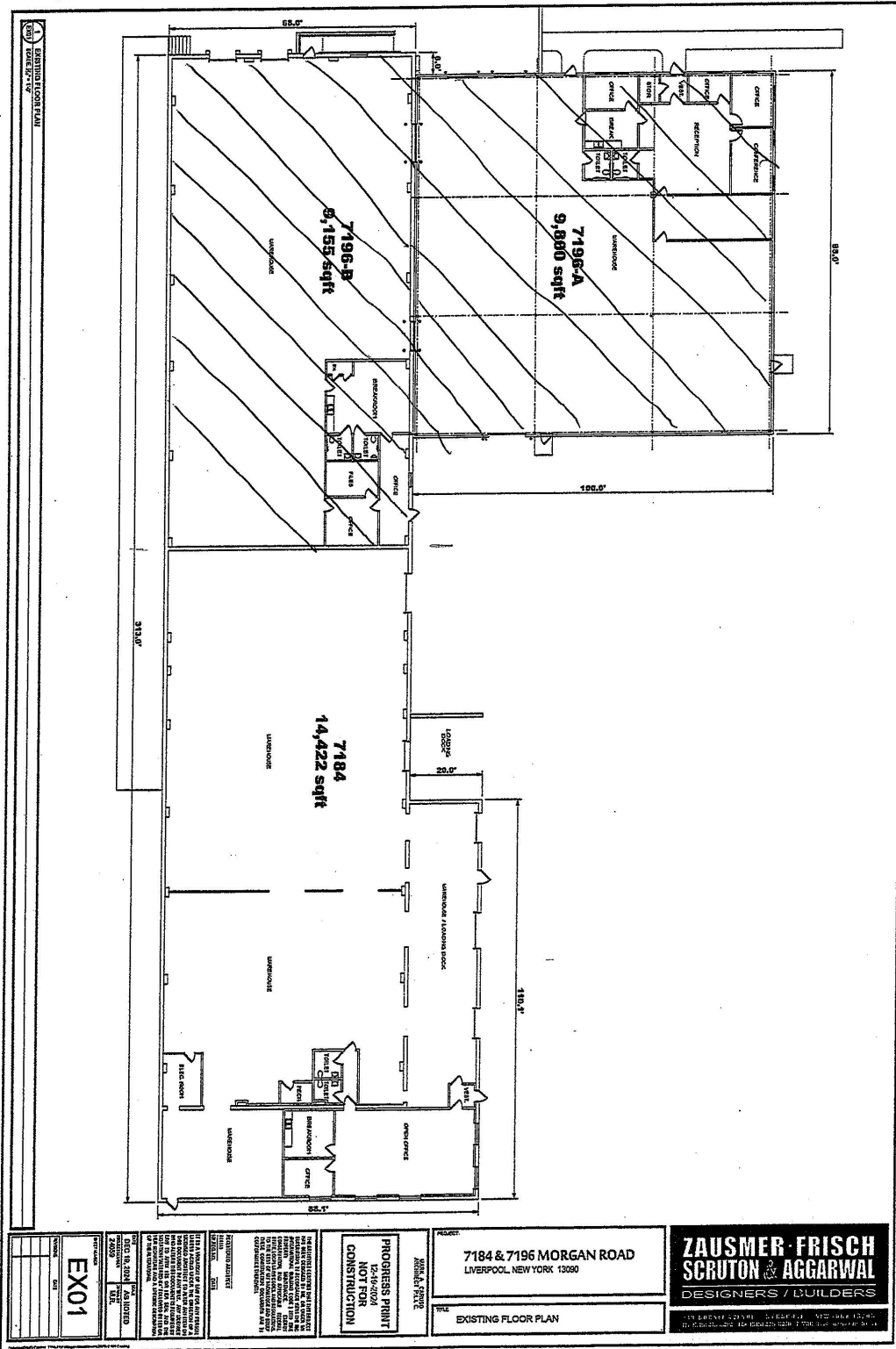
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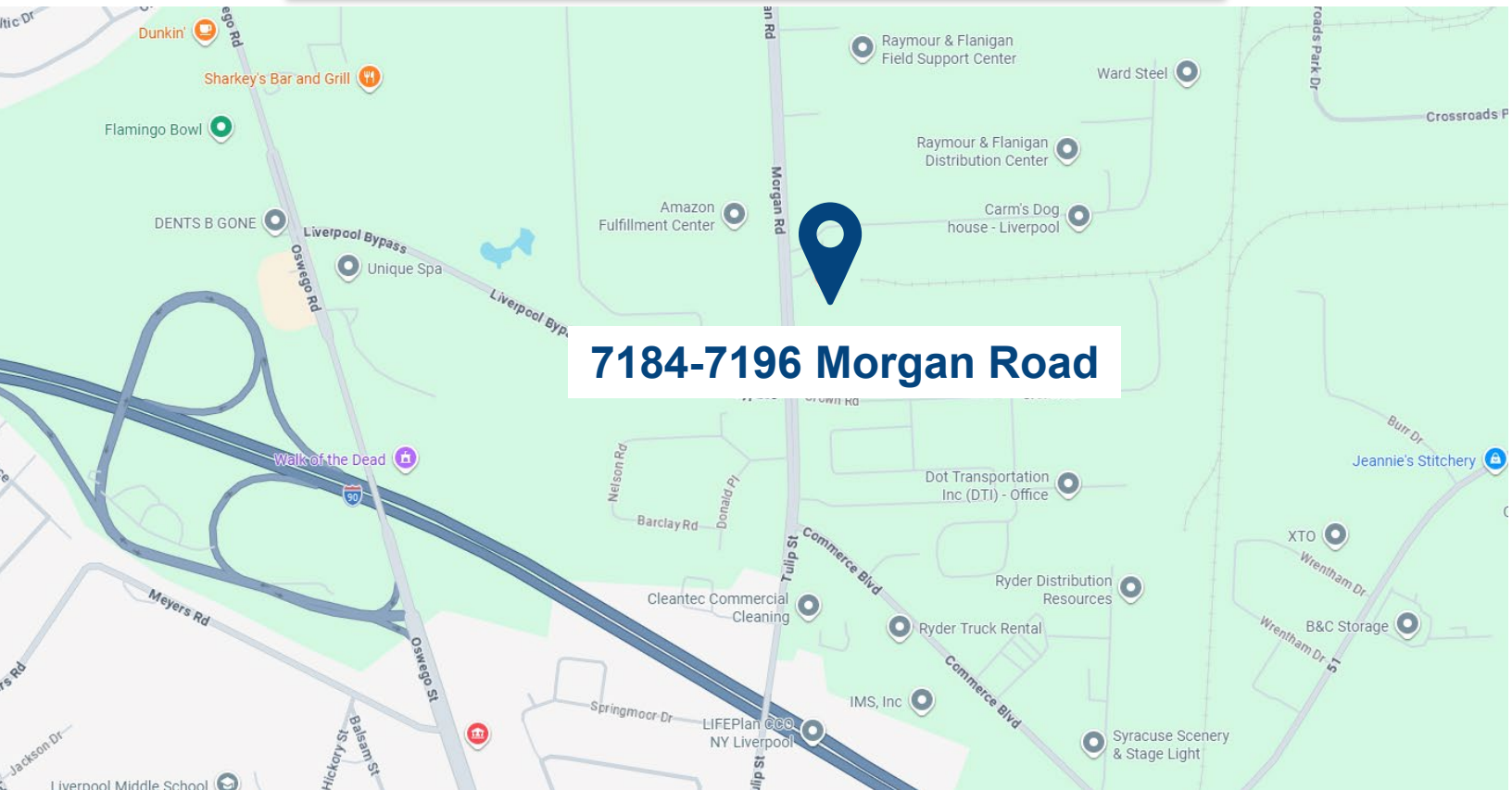
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