



The Atrium
2 Clinton Square, Suite 120
Syracuse, New York 13202
Phone: (315) 472-2020
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FOR LEASE
7196 - 7184 MORGAN ROAD
LIVERPOOL, NEW YORK 13088

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 +/-

TAXES:

TOWN & COUNTY	\$10,344.74
SCHOOL	\$30,333.40
TOTAL	\$40,678.14

ZONING: INDUSTRIAL -TOWN OF CLAY

PARKING: 25 CARS PLUS FOR AVAILABE SPACE SECTION

UTILITIES: GAS, SEWER, WATER, ELECTRIC

POWER: 3 PHASE, 277 VOLT, 200 AMP (ADDITIONAL AMPERAGE AVAILABLE)

CEILING HGT: 17'+/- CLEAR IN AVAILABLE SPACE SECTION

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

FOR MORE INFORMATION CONTACT **ED ROGERS**, LEASING AGENT AT:

315-427-8510

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