

EQUIPMENT SALES/RENTAL/STORAGE YARD

High-visibility location with $\pm 9,000$ vehicles per day on Route 11 and $\pm 80,000$ vehicles per day on I-81



Available For Lease

**8574 Brewerton Rd,
Cicero, NY 13039**



PROPERTY SUMMARY & PARCEL OUTLINE

8574 Brewerton Rd, Cicero, NY 13039 offers 35,000 SF of industrial warehouse space on a 13.37-acre site in the Syracuse market. The facility features an impressive 18' clear height, providing excellent capacity for warehousing, distribution, or manufacturing operations. Built in 1961 and classified as a Class B industrial asset, the property offers a functional layout with substantial acreage for truck circulation, parking, or outdoor storage. Its strategic location in Cicero provides convenient access to major transportation routes, making it an excellent opportunity for a wide range of industrial users.



EQUIPMENT LAYDOWN READY +13.37-ACRE FENCED & SECURED YARD

PROPERTY DETAILS & SPECIFICATIONS

Address: 8574 Brewerton Rd, Cicero, NY 13039

Type: Industrial Warehouse

Total SF: 35,000

Acreage: 13.37

Half Height Dock Doors: 6

Drive In Doors: 9

Clear Height: 18'

Building Class: B

Year Built/Renovated: 1961



EXPANSIVE STORAGE YARD & FLEET CIRCULATION





WIDE-OPEN YARD FOR EXPANSION + YARD BUILD-OUT POTENTIAL





FRONT OFFICE & SHOWROOM READY FOR A RENTAL COUNTER





SERVICE & MAINTENANCE BAYS FOR FLEET UPKEEP



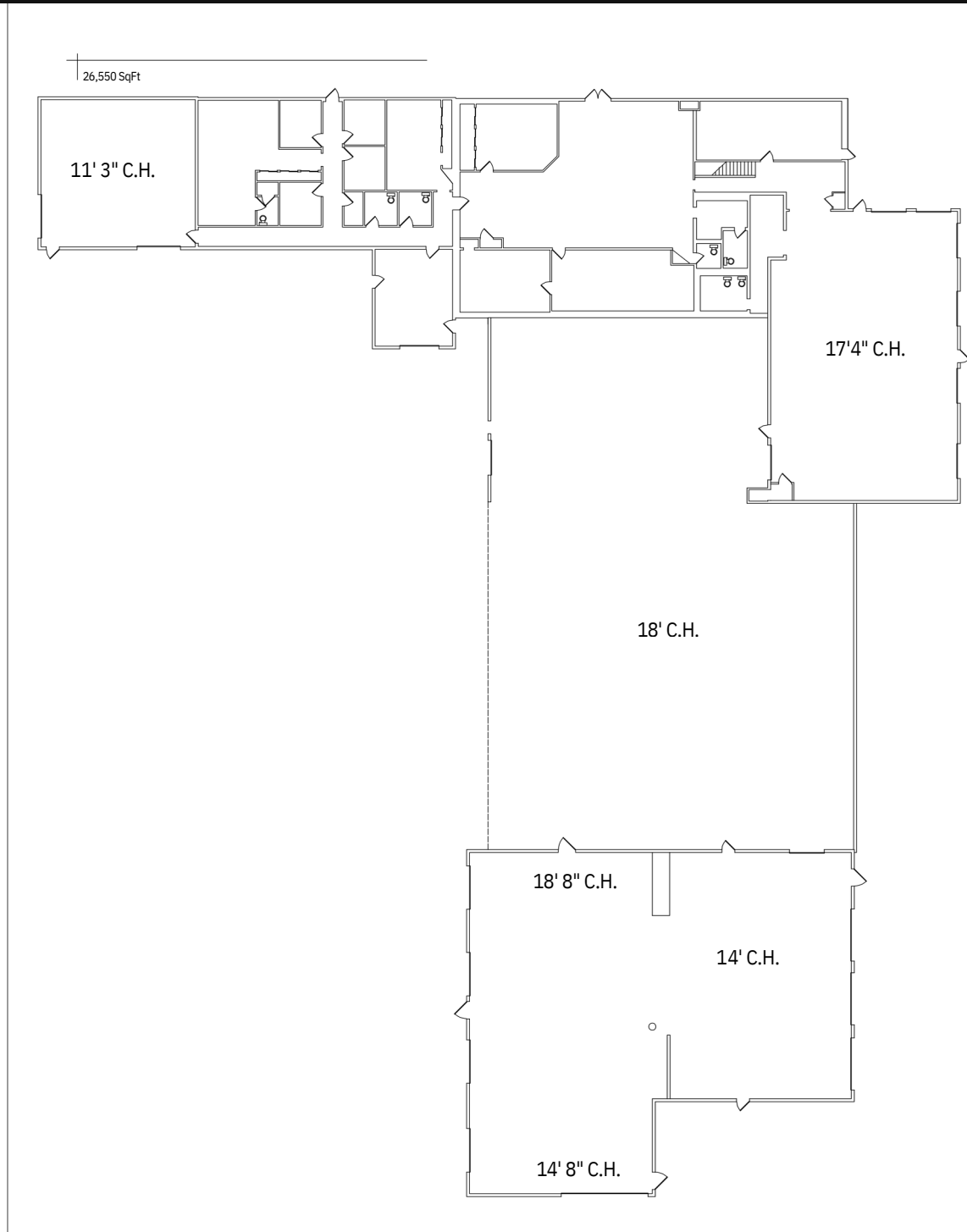
RENDERING



RENDERING



8574 BREWERTON RD - FLOOR PLAN



PRIME INDUSTRIAL LOCATION - CICERO, NY

8574 Brewerton Road is strategically positioned within the rapidly expanding North Syracuse–Clay industrial corridor, offering exceptional connectivity to Central New York's major transportation infrastructure and one of the nation's fastest-growing advanced manufacturing markets. The property benefits from immediate access to I-81, with convenient connectivity to I-481, I-90 (NYS Thruway), and Route 31, enabling efficient north–south and east–west distribution throughout Upstate New York and the broader Northeast region. Located just minutes from Micron's semiconductor manufacturing campus, Syracuse Hancock International Airport, and the region's premier industrial parks, the site is ideally suited for warehousing, logistics, manufacturing, technology, and regional distribution operations. Surrounded by national distribution centers, advanced manufacturing investment, and a rapidly growing workforce, this location offers outstanding accessibility, infrastructure, and long-term growth potential within one of the Northeast's most significant emerging industrial markets.

WIDE-OPEN YARD FOR EXPANSION + YARD BUILD-OUT POTENTIAL

I-81: 0.5 miles I-481: 4.0 miles I-90: 5.5 miles Syracuse Hancock International Airport: 6.0 miles





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