

AVAILABLE

5855 Widewaters Parkway

East Syracuse, New York 13057



Approximate plot lines, subject to verification of survey

5.28± Acre Development Site

Property Highlights

- Can be sold/leased as is or build to suit up to 41,532± SF
- Site is cleared, graded with detention ponds and access installed
- Brand new freestanding office/flex building approved
- Building can be identical to adjacent office building recently constructed or designed to user's standards
- Excellent exterior signage visible from Widewaters Parkway
- Exceptional access to interstates, Erie Boulevard East and Bridge Street retail corridor
- Amenities including personal services, auto services, restaurants, hotels and banking within a one-mile radius



Contact

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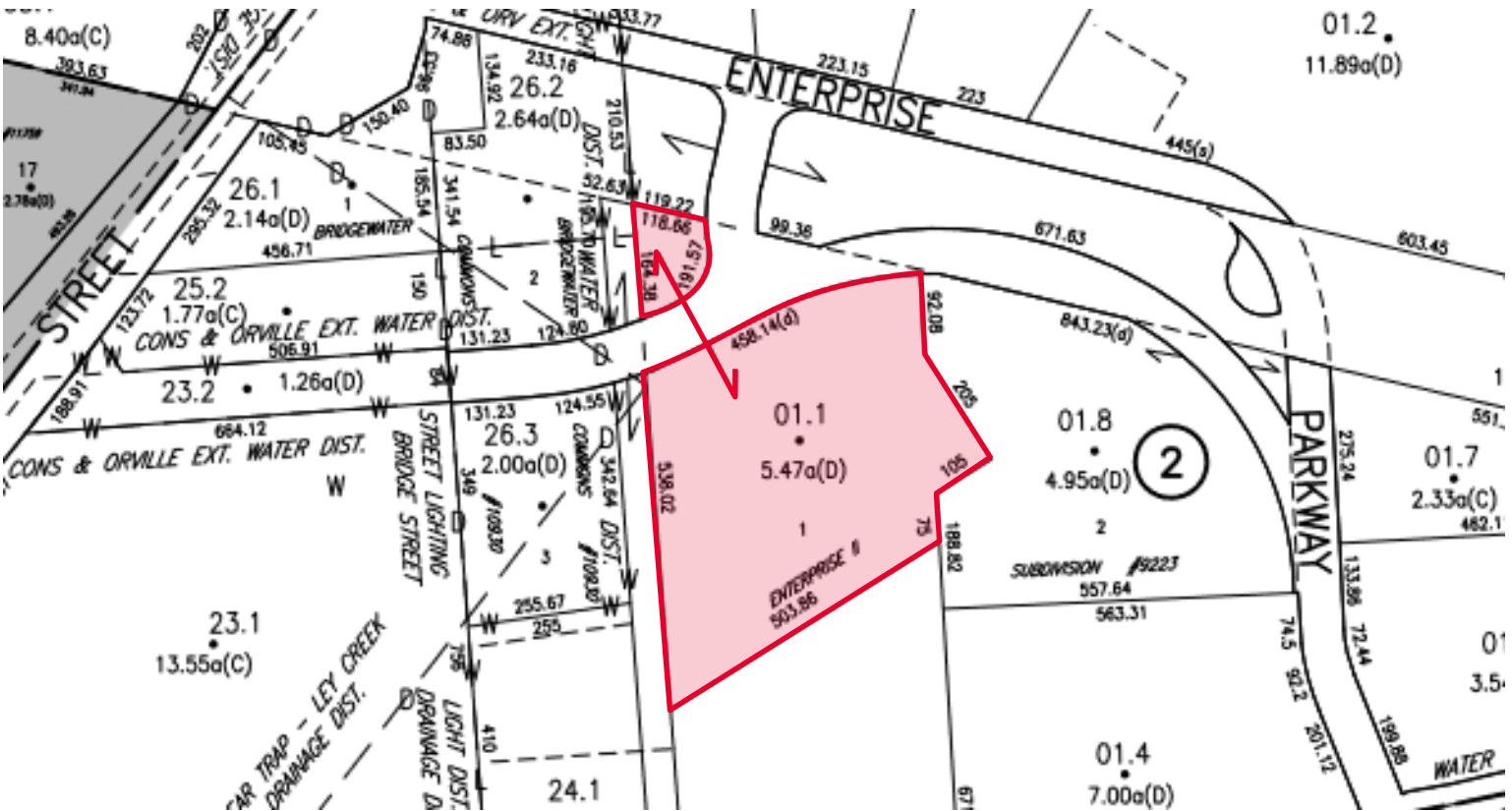
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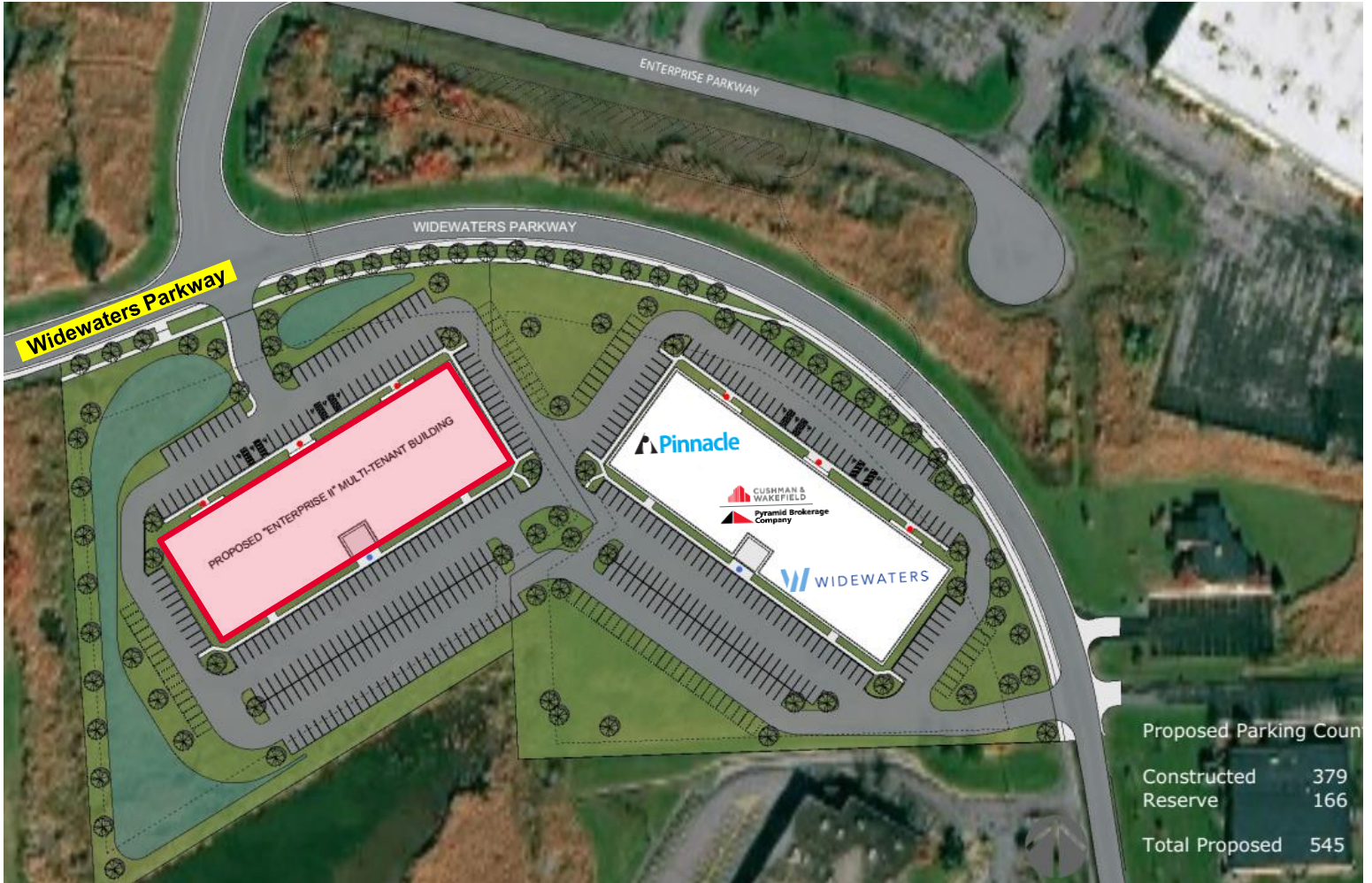


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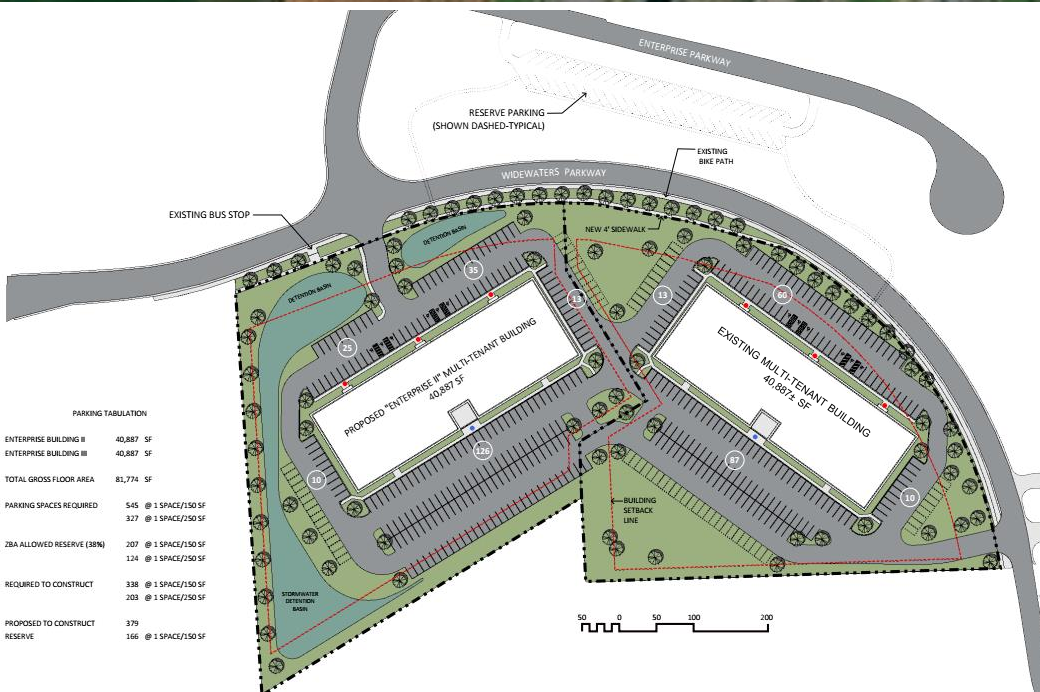
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Proposed Parking Count

Constructed	379
Reserve	166
Total Proposed	545



PARKING TABULATION

ENTERPRISE BUILDING II	40,887 SF
ENTERPRISE BUILDING III	40,887 SF
TOTAL GROSS FLOOR AREA	81,774 SF
PARKING SPACES REQUIRED	545 @ 1 SPACE/150 SF 327 @ 1 SPACE/250 SF
ZBA ALLOWED RESERVE (30N)	207 @ 1 SPACE/150 SF 124 @ 1 SPACE/250 SF
REQUIRED TO CONSTRUCT	338 @ 1 SPACE/150 SF 203 @ 1 SPACE/250 SF
PROPOSED TO CONSTRUCT	379 @ 1 SPACE/150 SF
RESERVE	166 @ 1 SPACE/250 SF

