



FOR LEASE

3,500± SF FREESTANDING FLEX BUILDING

Property Highlights

- Building is suitable for retail and office uses
- Excellent exposure on the highly trafficked Brewerton Road
- Well located with good access to I-81 and I-90 (NYS Thruway)
- Situated eight (8) miles from the \$100B Micron Development on Route 31 in Clay
- Fully fenced secure yard behind building for parking or outside storage
- 600± SF warehouse space on first floor
- Two (2), 9'w x 8'h drive-in doors
- Available immediately

Traffic Counts

Brewerton Road 21,233 AADT

Source: NYS DOT 2025



EXCLUSIVE CONTACT

Gary G. Cottet
Associate Real Estate Broker
+1 315 445 8529
gcottet@pyramidbrokerage.com

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

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



