

7528 State Fair Boulevard

Baldwinsville, New York 13027

This 217,000 SF industrial building on 15.97 AC in Baldwinsville, New York is available for purchase or lease. Currently occupied by a single user, the property could be divided for use by multiple tenants.

The building features approximately 20,000 SF of office space with the balance of the space used for manufacturing with 17' clear height, 12 dock doors, 4 grade doors, busbars, and air lines. An 8,800 SF outbuilding is also on site with 2 dock doors and 1 grade door.

Situated near I-690, the property is approximately 10 miles northwest of downtown Syracuse and fast access to I-90/NYS Thruway.

Property Highlights

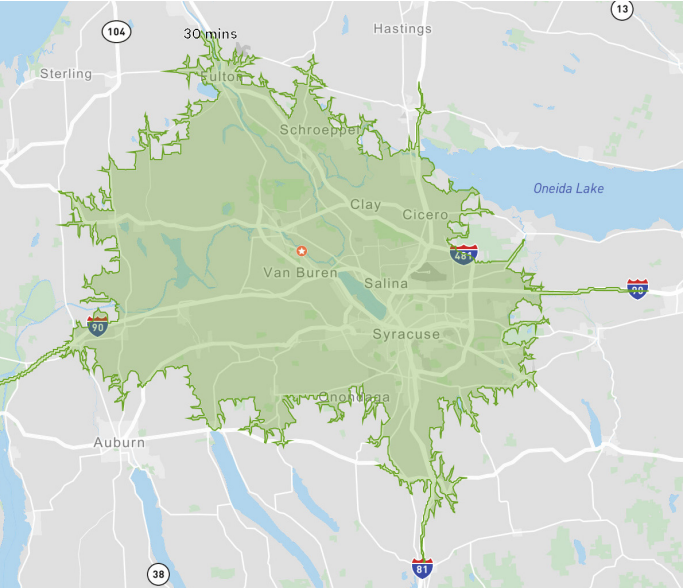
- + 217,280 SF plus an 8,800 SF outbuilding on 15.97 AC
- + 12 dock doors (9'x9' and 9'x14'); 4 grade doors
- + Active spur (600'±) to CSX rail lines
- + Heavy power (37kV substation) for manufacturing
- + Zoning: Industrial A District (Town of Van Buren)
- + 2 miles from I-690; 3 miles from I-90/NYS Thruway
- + Sale Price: \$11,500,000
- + Lease Asking Rate for 217,280 SF building: \$7.50 SF/Year Modified Gross
- + Lease Asking Rate for 8,800 SF outbuilding: \$11.00 SF/Year Modified Gross



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For Sale

Zoning	Industrial A (Town of Van Buren)
Year Built / Renovated	1965 / 2020
Colum Spacing	32'x33'
Clear Height	17'
Power	37kV substation (owned by building) Currently (2x) 1500 amp service into building 1500/2000 kVA interior unit substation 2500 kVA exterior transformer
Floor Thickness	6"
Dock Doors	12
Grade Doors	4
Sprinklers	Wet & ESFR
Rail Access	Yes, active spur to CSX lines



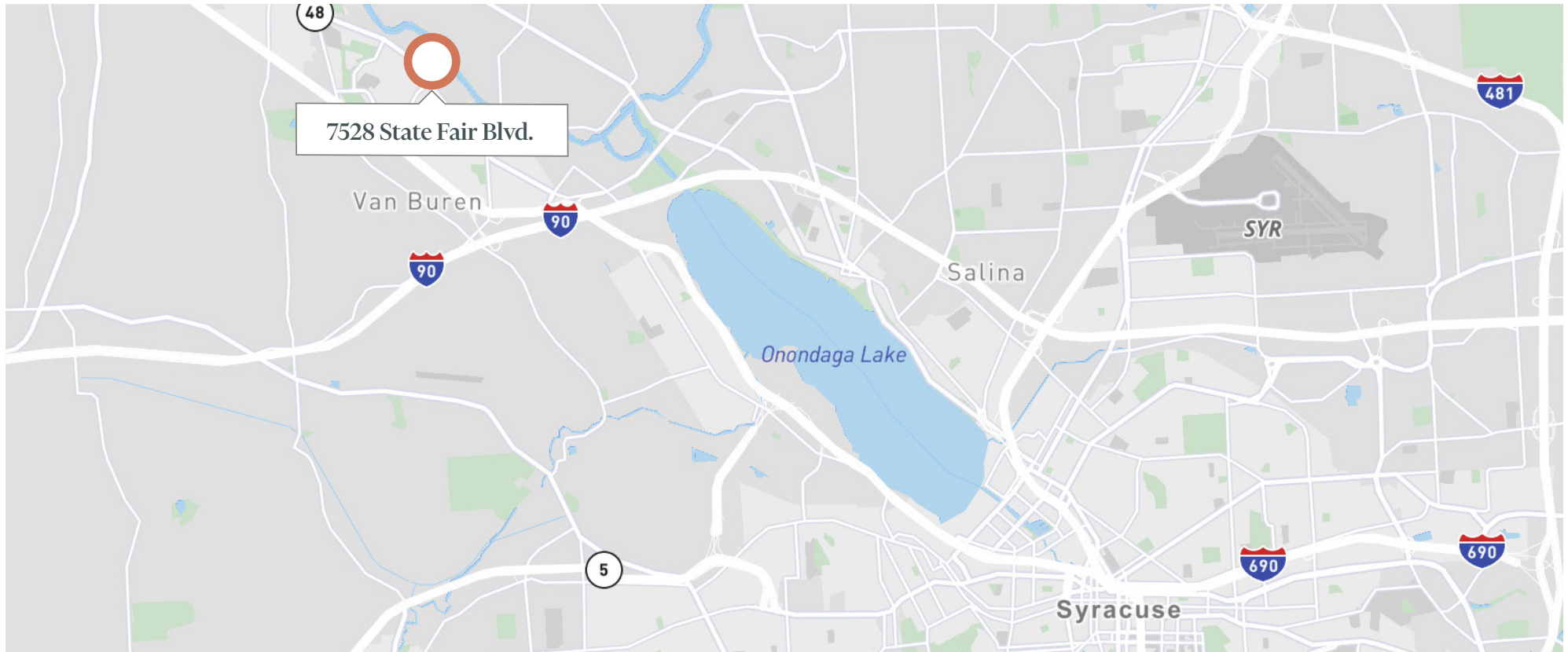
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