



**PROPERTY FEATURES**

• 30,000 +/- SF of mixed use space in excellent condition

Office/support	4,650 SF
Warehouse/storage	18,800 SF
Retail	5,000 SF
Penthouse	1,700 SF

• Unequaled access in central Syracuse—2 minutes from I-690 & I81

• 3 drive-in doors for easy delivery & pickup

• Fully modernized with new EPDM roofs (2006 & 2012), insulated windows and doors and mechanicals

• 12' clear height in main warehouse

• 240 amp/3 phase electric service

• On-site parking for 80 vehicles plus free on-street parking

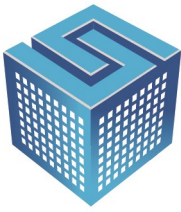
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**SUTTON**  
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**FOR SALE OR LEASE | OFFICE & FLEX SPACE**

501 West Genesee Street, Syracuse, NY 13204



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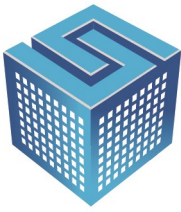
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**DEMOGRAPHICS**

	2 Mile	4 Mile	8 Mile
Population	79,600	188,800	327,600
Employment	104,500	163,000	262,200
Average Household Income	\$40,045	\$53,202	\$66,939

Source: ESRI 2016

**TRAFFIC COUNTS**

- I-690 Eastbound —69,526
- West Genesee Street—9,977
- West Street Exit—4,467

Source: NYSDOT Traffic Data Viewer

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