

**SUTTON**  
REAL ESTATE COMPANY

**FOR SALE|FLEX/INDUSTRIAL**

1807 Erie Boulevard West, Syracuse, NY 13204



## PROPERTY FEATURES

- Turnkey business opportunity auto recycling
- Established business since 1983
- Currently family owned since 1987
- Central Auto Recycling Memberships Include:
  - ◆ ARANY (Automotive Recyclers Association of NY)
  - ◆ Hollanderparts.com
  - ◆ Automotive Recyclers Association
  - ◆ Gold Seal and Certified Auto Recycler Program (CAR)
  - ◆ Parts hotline
  - ◆ Carpart.com
- Property for sale with business
- 1.9+/- acre parcel
- 19,000+/- SF flex building
  - ◆ 1,200+/- SF office
  - ◆ 17,800+/- SF warehouse/shop
- Ceiling heights up to 18'
- 3 phase power
- Outdoor storage and 180 car capacity racking
- Steel fencing around perimeter with two rolling gates
- Current NYS Business Licenses: repair, dealer & dismantler

### CONTACT EXCLUSIVE AGENTS:

**Karen Cannata-LaRocca**

*Real Estate Salesperson*

(M): 315.391.3409

[klarocca@suttoncos.com](mailto:klarocca@suttoncos.com)

**Richard T. Robb**

*Real Estate Salesperson*

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[drobb@suttoncos.com](mailto:drobb@suttoncos.com)

### SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

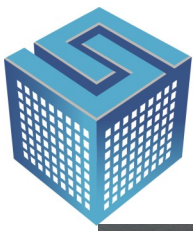
Syracuse, New York 13204

315.424.1111

[www.suttoncos.com](http://www.suttoncos.com)

*All information contained herein is from sources deemed reliable and is submitted subjected to errors, omissions, changes in price or other conditions, prior sale, leasing without notice. Principals should not rely solely upon the information contained herein.*





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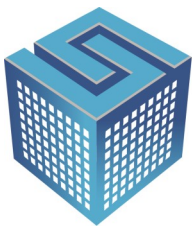
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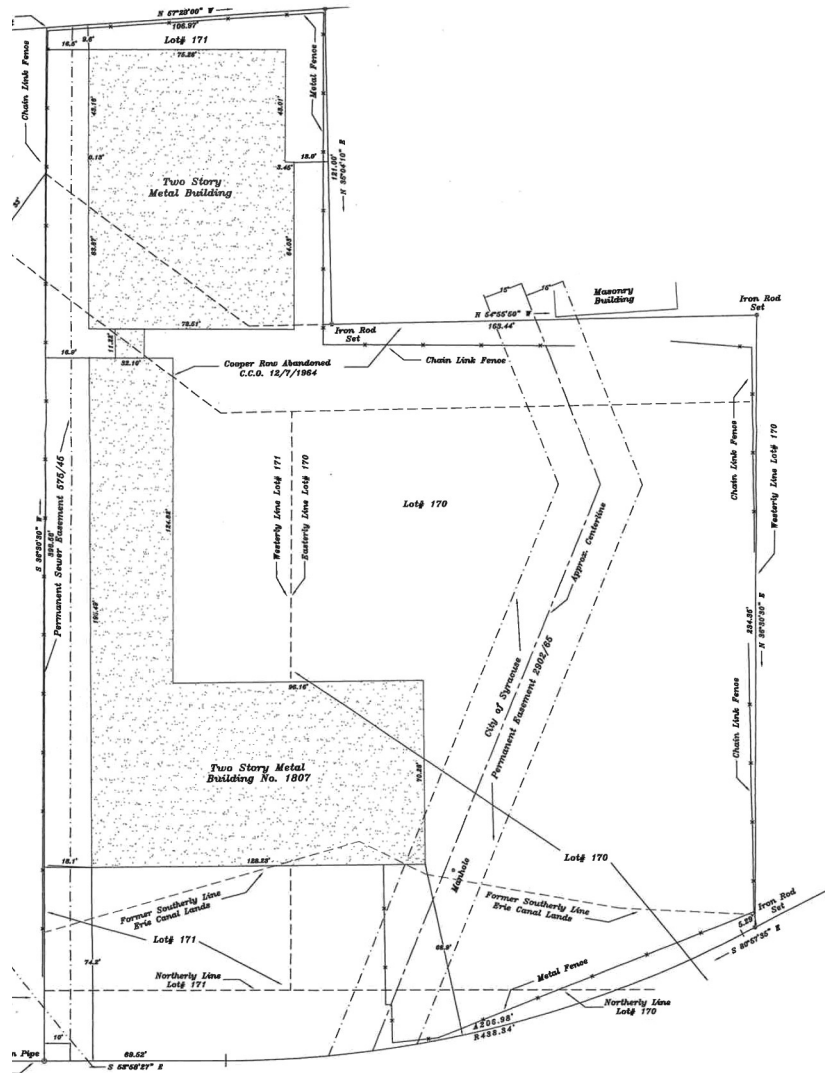
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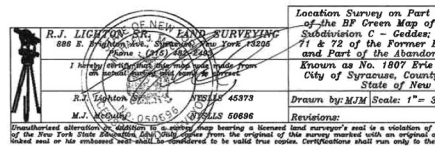
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