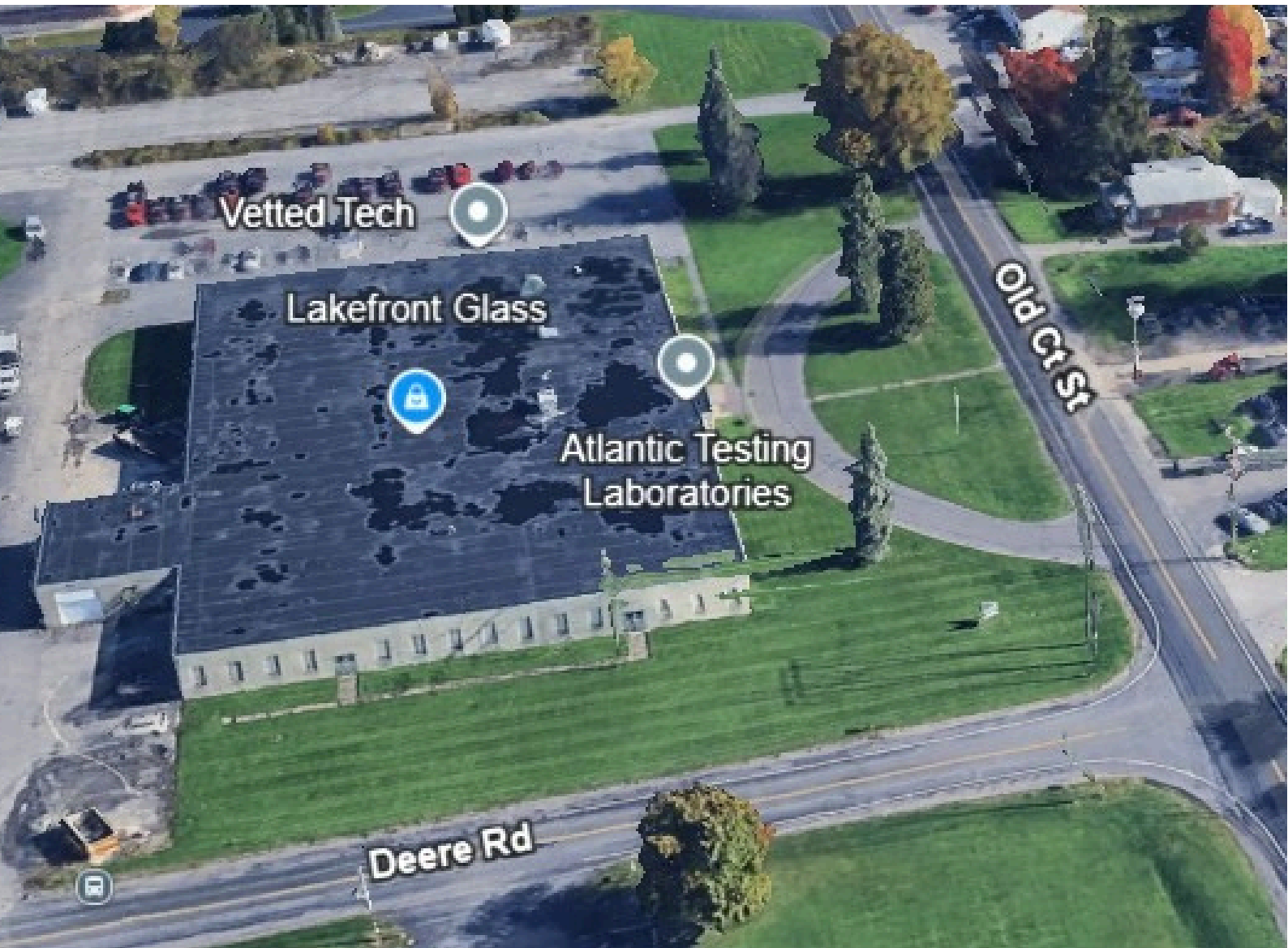


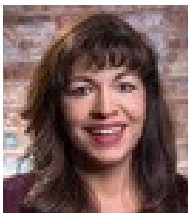
OWNER-OPERATOR/INVESTMENT FOR SALE



6085 Court Street Road, Syracuse, NY 13206



CONTACT EXCLUSIVE AGENT:



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Real Estate Salesperson
Mobile (315) 391-3409
klarocca@suttoncos.com

SUTTON REAL ESTATE COMPANY

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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.

PROPERTY DETAILS

- 4.35 +/- Acres
- GE Constructed Flex Building: 42,000 +/- SF
- 5-12' Overhead Doors
- Zoned Industrial in DeWitt
- Approximately 550.53 frontage on Court Street Road
- Asking \$2,900,000 / \$69.05 per square foot



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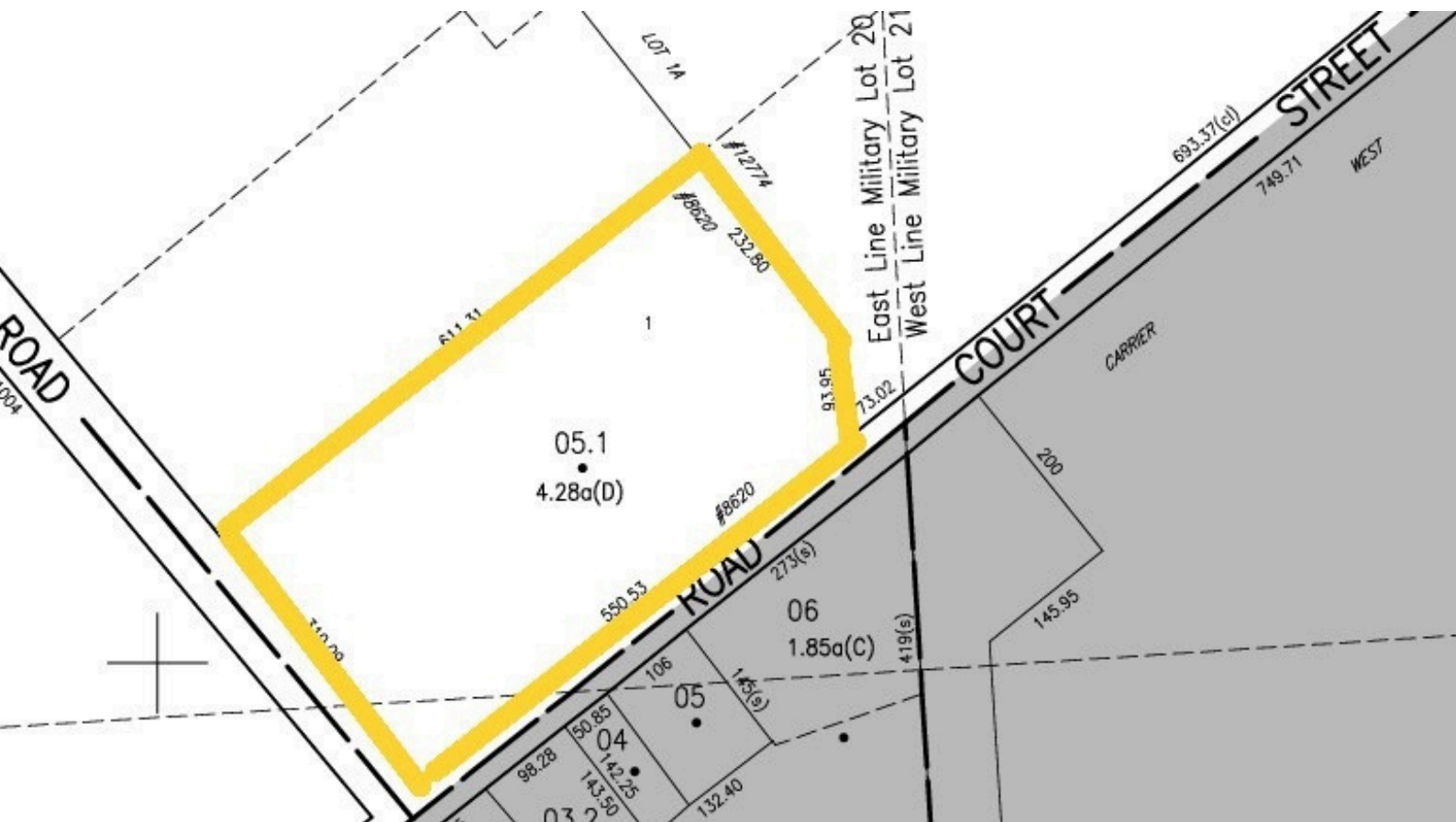
PROPERTY FEATURES

4.35+/- Acres near busy corner intersecting Court Street Road and Deere Road. Currently zoned Industrial; this zoning allows many other usages from business and professional office, retail sales or warehousing.

Building constructed by General Electric to last with all precast concrete and 8" thick concrete floors. Roof is in year 29 of 50-year roof. 800 – 1,600 amps and 3-phase power. New Generator (2024) for 13,500 SF tenant. All lighting upgraded to LED high efficiency lighting. Potential to build additional structure.

Approximately 10 miles from the MICRON development site and two miles from Carrier Circle giving easy access to State Route 690, 481 and the NYS Thruway.

TAX MAP

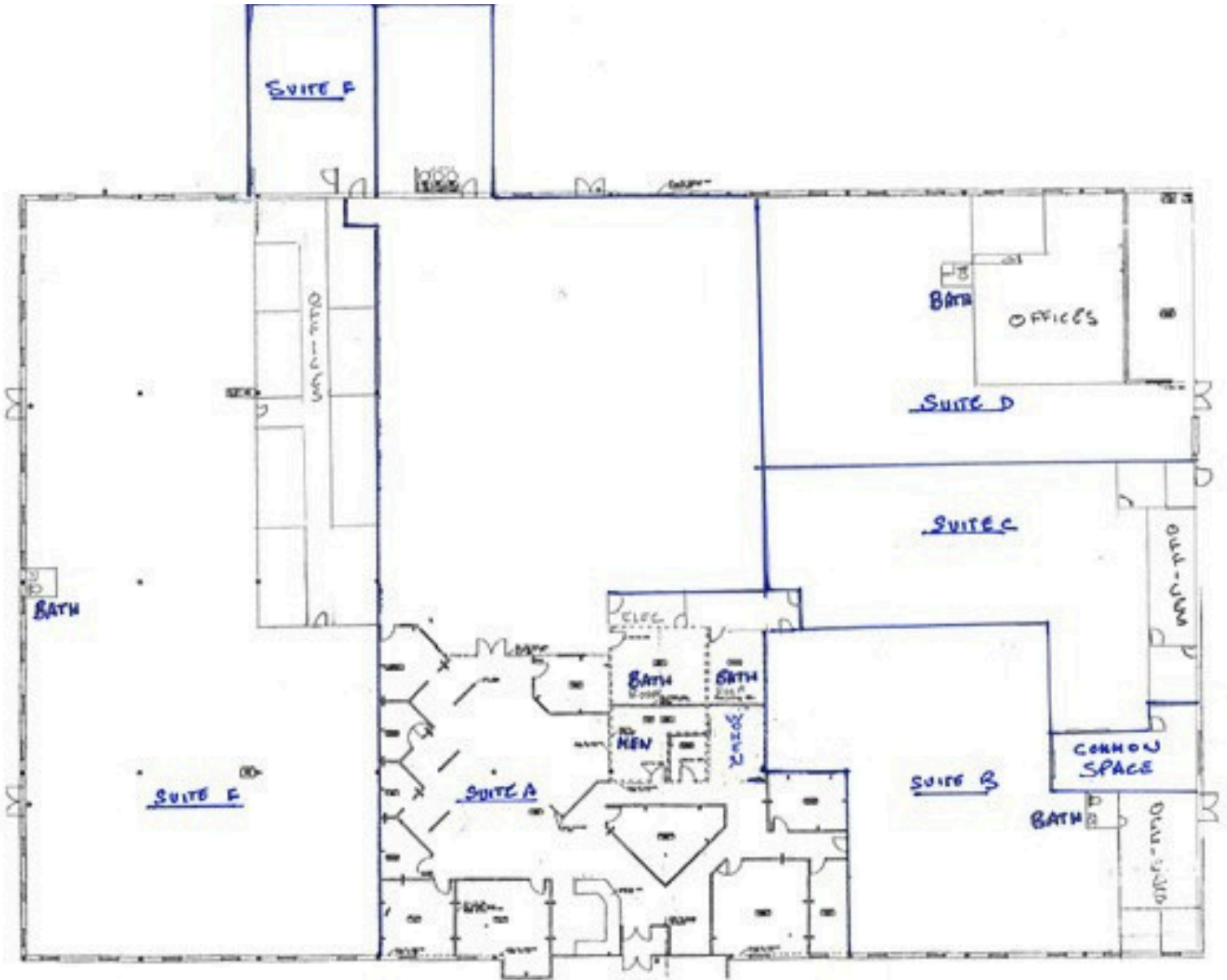


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FLOOR PLAN



6085 Court St.Rd/6376 Deere Rd. Syracuse, NY
SCALE 1/8" = 3 FT

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INTERIOR PHOTOS



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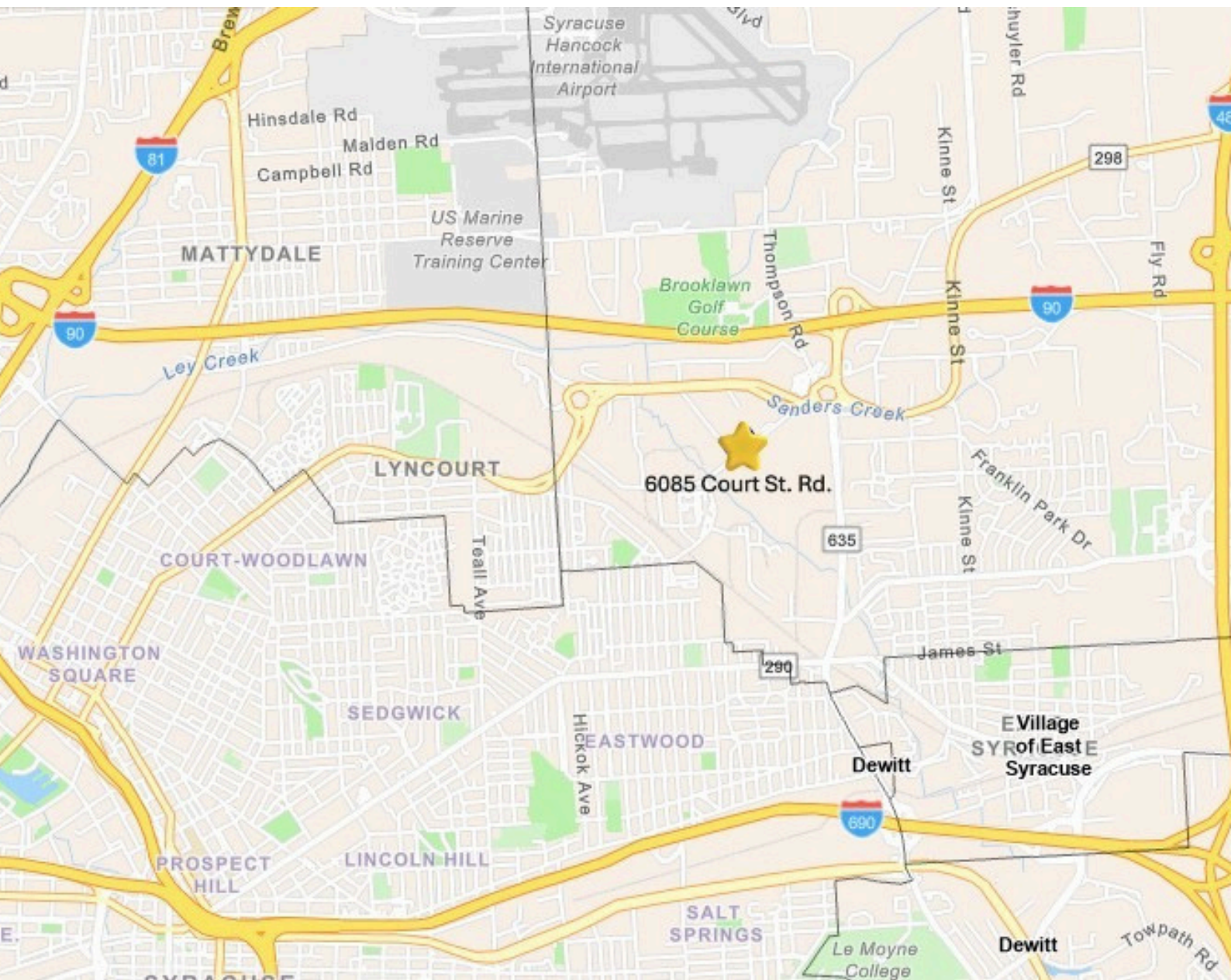
FOR MORE
INFORMATION
PLEASE CONTACT



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