

PRIME HIGHWAY ACCESSIBLE INDUSTRIAL LOCATION

17,660± SF for Lease on 5.63± Acres
Property Highlights

- Clean space previously occupied for food storage
- 1,682± SF office, 15,980± SF warehouse
- Large land availability available for outside storage
- 13' clear height to joists
- Fully sprinklered (wet)
- 800 Amp, 480 Volt, 3 Phase Power (Solvay Electric)
- Five (5) docks with levelers (4: 8' x 10', 1: 8'x8')
- 40' column spacing
- Grade level doors can be added to the rear of the building
- New York State Thruway (I-90) signage visibility
- Located in the Dwight Park Industrial Park 0.5 mile from I-690 and 3.0 miles from I-90 Exit 39

Demographic	1 Mile	3 Miles	5 Miles
Population	1,398	29,168	100,536
Households	563	12,561	43,045
Average Income	\$79,069	\$81,465	\$82,198
Daytime Employees	2,125	13,776	46,010
Source: ESRI Business Analyst 2021			

Traffic Counts	
I-690	49,990 AADT
I-90	35,373 AADT
Source: NYS DOT 2019	

For more information, please contact:

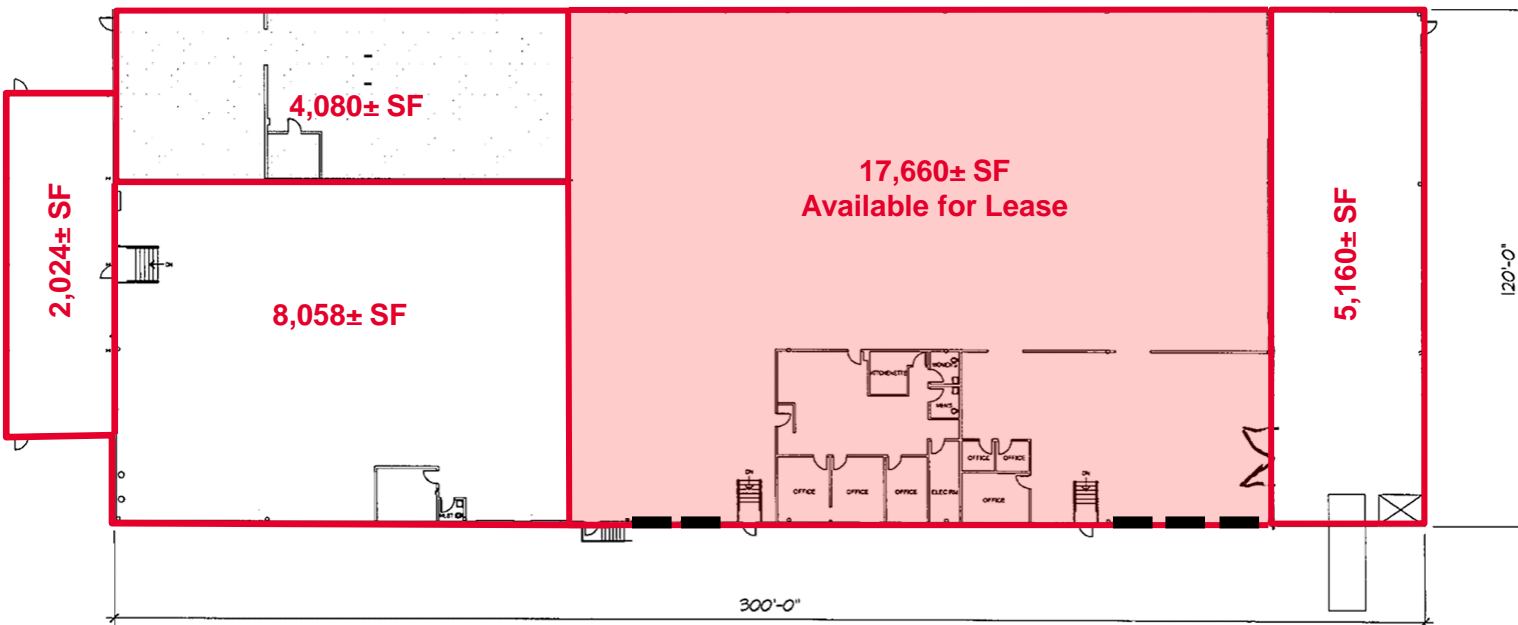
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FOR LEASE

121 Dwight Park Circle

Syracuse, New York 13209



Floorplan

Note: This floorplan is an approximation, does not warrant the Owner or Owner's Agent, and shall be subject to verification by a Buyer or Tenant.

■ = Docks



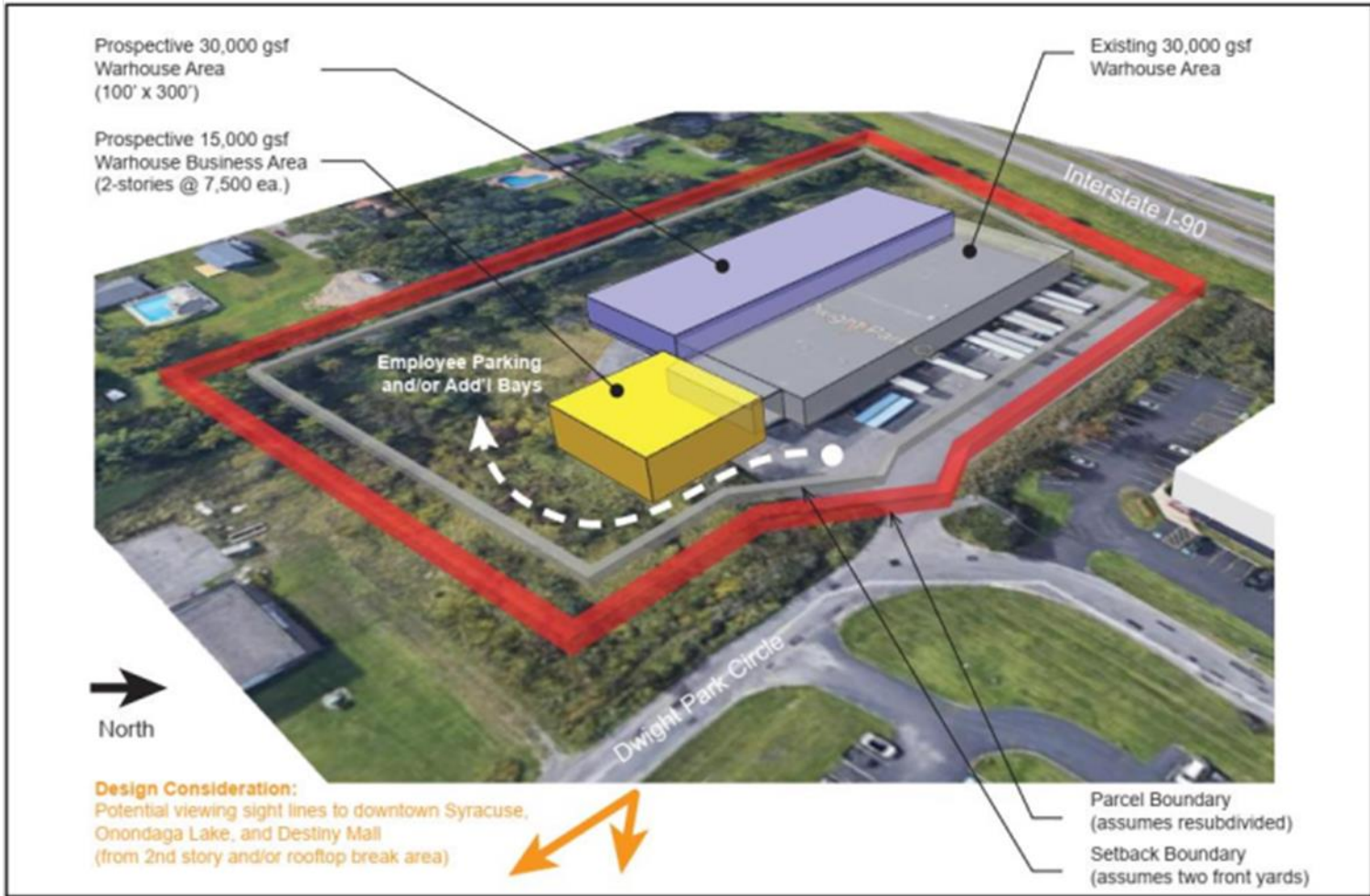
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Potential Expansion for Existing Building



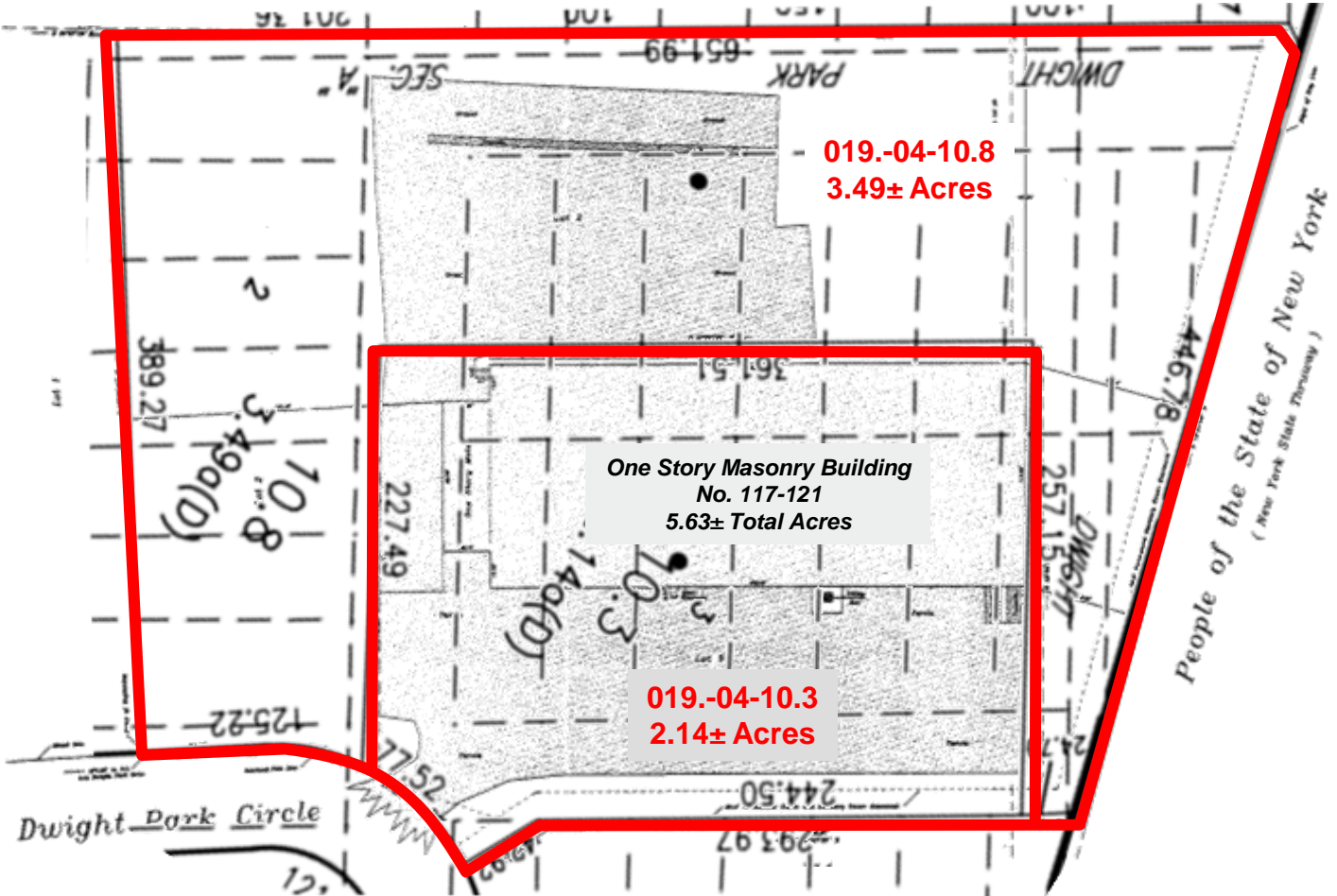
Test Fit 75,000 Warehouse (Includes 15,000 Business/Office)
Pyramid Brokerage Company

SWBR

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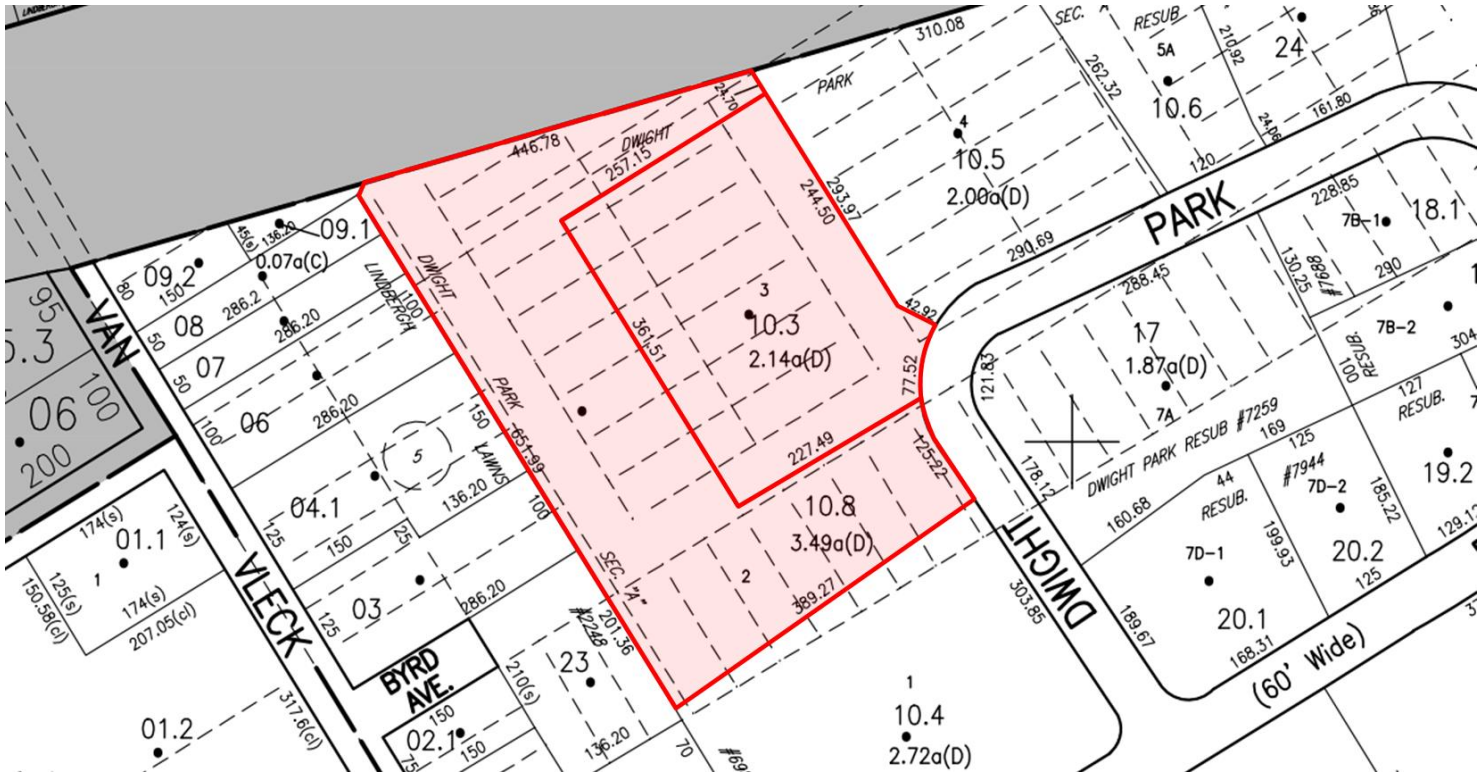


Survey with Tax Map Overlay

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121 Dwight Park Circle

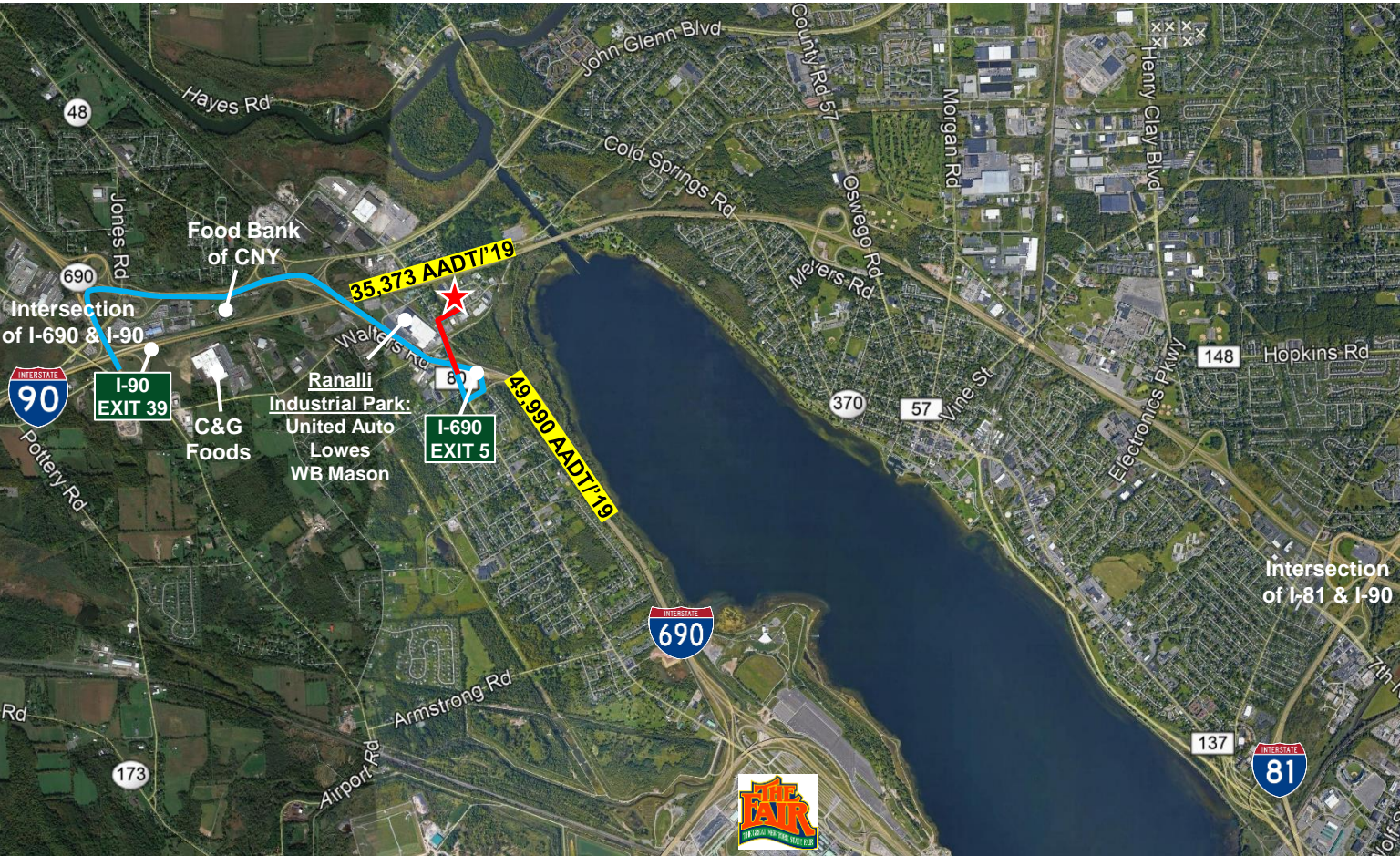
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KEY:

★ = Site

— = Distance from Site to I-690 Exit 5 (0.5 miles/1-minute drive time)

— = Distance from Site to I-90 Exit 39 (3.5 miles/5-minute drive time)