


AUTOMOTIVE/INDUSTRIAL USE

15,315 SF on 0.84± Acres

Property Highlights

- Site consists of ten (10) tax parcels and three (3) buildings
 - Main Building – 9,412± SF
 - 13' ceiling height
 - Five (5) overhead doors
 - Four (4) car lifts
 - Two (2) waste oil furnaces
 - Two (2) oil/water separators (maintained and DEC inspected)
 - One (1) 3 phase 240v air compressor
 - Ramped up car parking on the second floor
 - Warehouse Building – 4,960± SF
 - 19' ceiling height
 - Two (2) OH doors (drive thru); 15' x 16' & 22' x 16'
 - One (1) 3 phase 240v air compressor
 - Storage Building – 944± SF
- Main building and warehouse available to sell separate or together
- 3 Phase power
- Fenced yard with seven (7) sliding gates, parks 125+ cars
- NYS Inspection license and contents and cars available at separate sale price
- Located in Opportunity Zone
- I-81N easily accessible at Butternut Street; I-81S access on Genant Street, 0.25 miles from site
- Neighbors include Biscotti Café, County Wide Appliance, Adirondack Furniture and Dunkin
- All parcels zoned Commercial District, Class A (CA), which permits the development and continued use of lands for compatible retail, commercial, and light manufacturing uses

Traffic Counts

North State Street	4,846 AADT
I-81	88,782 AADT
Catawba Street	3,199 AADT
Spencer Street	7,367 AADT

Source: NYS DOT 2019

For more information, please contact:

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Pyramid Brokerage
Company

FOR SALE

1000-1020 North State Street

Syracuse, New York 13208



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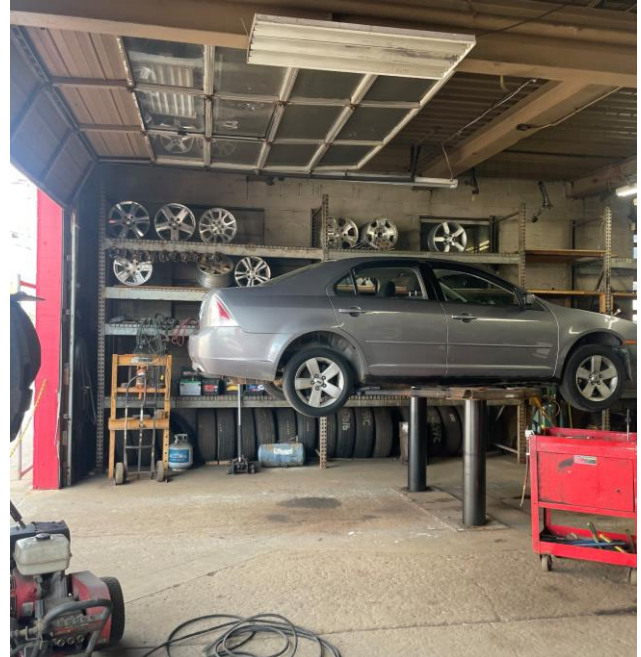
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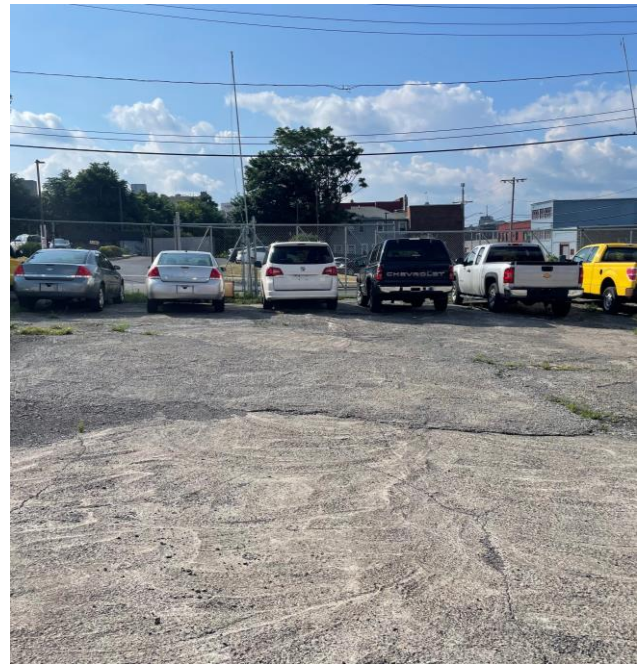
Main building



Main building



Lot with main building



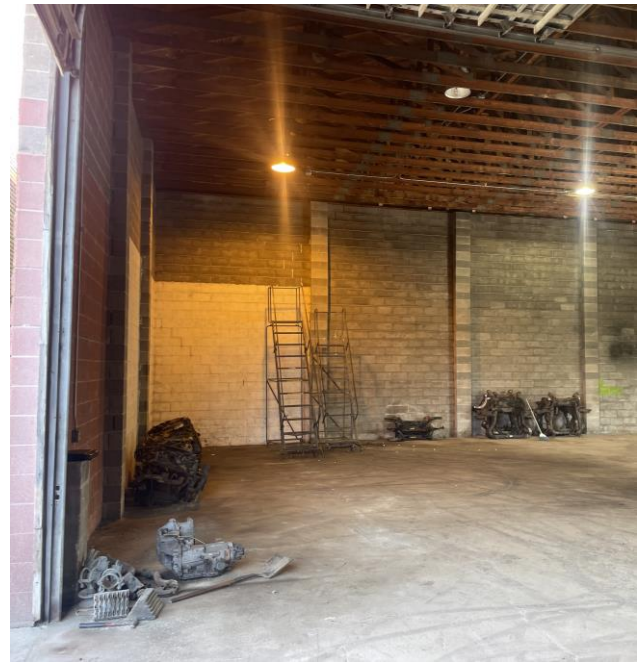
Lot with main building



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