

FOR SALE OR LEASE

971 Spencer Street
Syracuse, New York 13204



Flex Building with Visibility

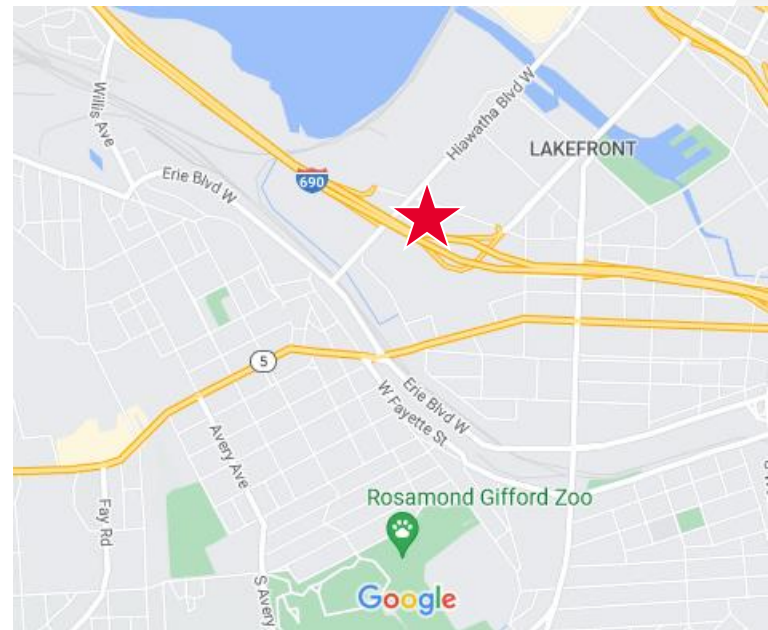


Up to 4,648± SF Flex on 1.0± Acre

Property Highlights

Former contractor's yard, offices, shop and warehouse

- Two 14' overhead doors in front of building with ability to drive through to yard area
- Well located warehouse space with immediate access I-690 in the City of Syracuse and minutes to I-81.
- Ability to drive around building to fully fenced in hard pack side and rear yard
- Approximately 18' clear height in clear space warehouse/shop area
- Small office mezzanine in front of building
- Landlord improving façade immediately, will improve interior and build office to suit based on term & credit
- Highly visible retail location with easy access



Contact

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Two 14' overhead doors on front



Approximate plot lines, subject to verification of survey

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