

FOR LEASE

23 Corporate Circle

East Syracuse, New York 13057



Flex Space With Docks & Drive-In



6,100± SF Flex Space

Property Highlights

- 6,100± SF flex space, block construction in well maintained Corporate Circle Industrial Park
- Outstanding location, exterior recently remodeled
- 2,000± SF office with reception
- Two private offices, bullpen area, conference and parts rooms, large kitchenette
- 4,100± SF warehouse with 15' ceiling height, two dock doors and one drive-in door (12'x12')
- 800 amp 3 phase 480 volt power
- Landlord provides comprehensive landscaping, snow removal, exterior lighting and maintenance
- T.I. depends on lease term
- Just off Molloy Road, easy access to all major highways, I-81, I-481, I-690 and I-90 (NYS Thruway)

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Private Office



Bull Pen Area



Kitchen



Conference Room



Reception Area



Bull Pen Area

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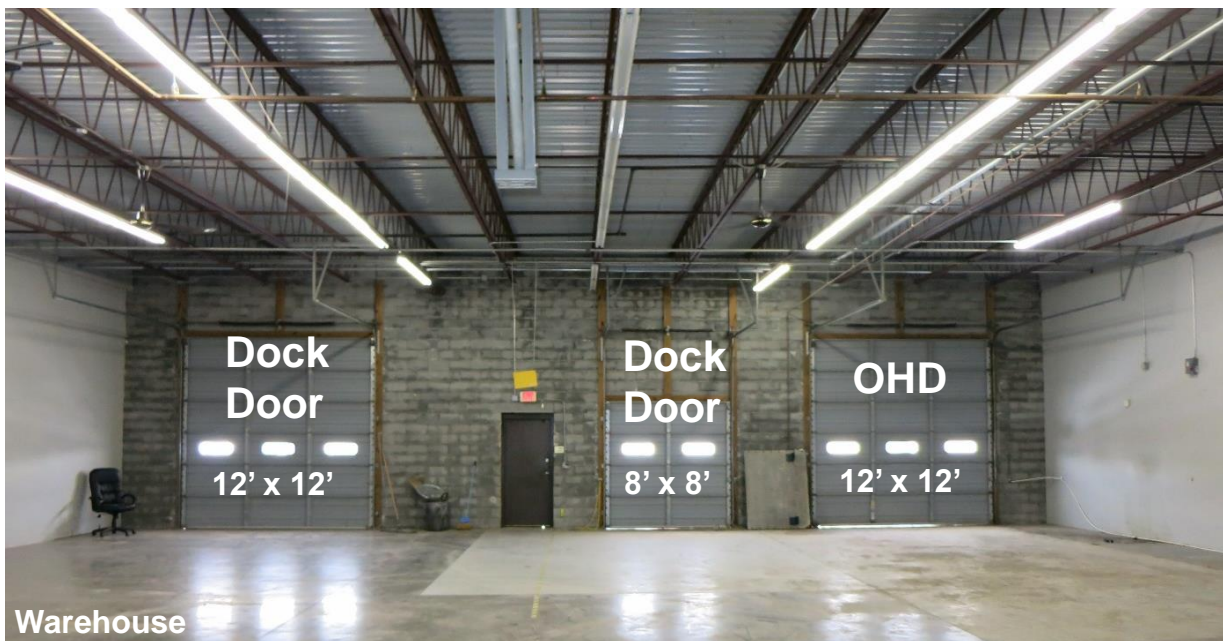
Warehouse



Service Dept.



Parts Room



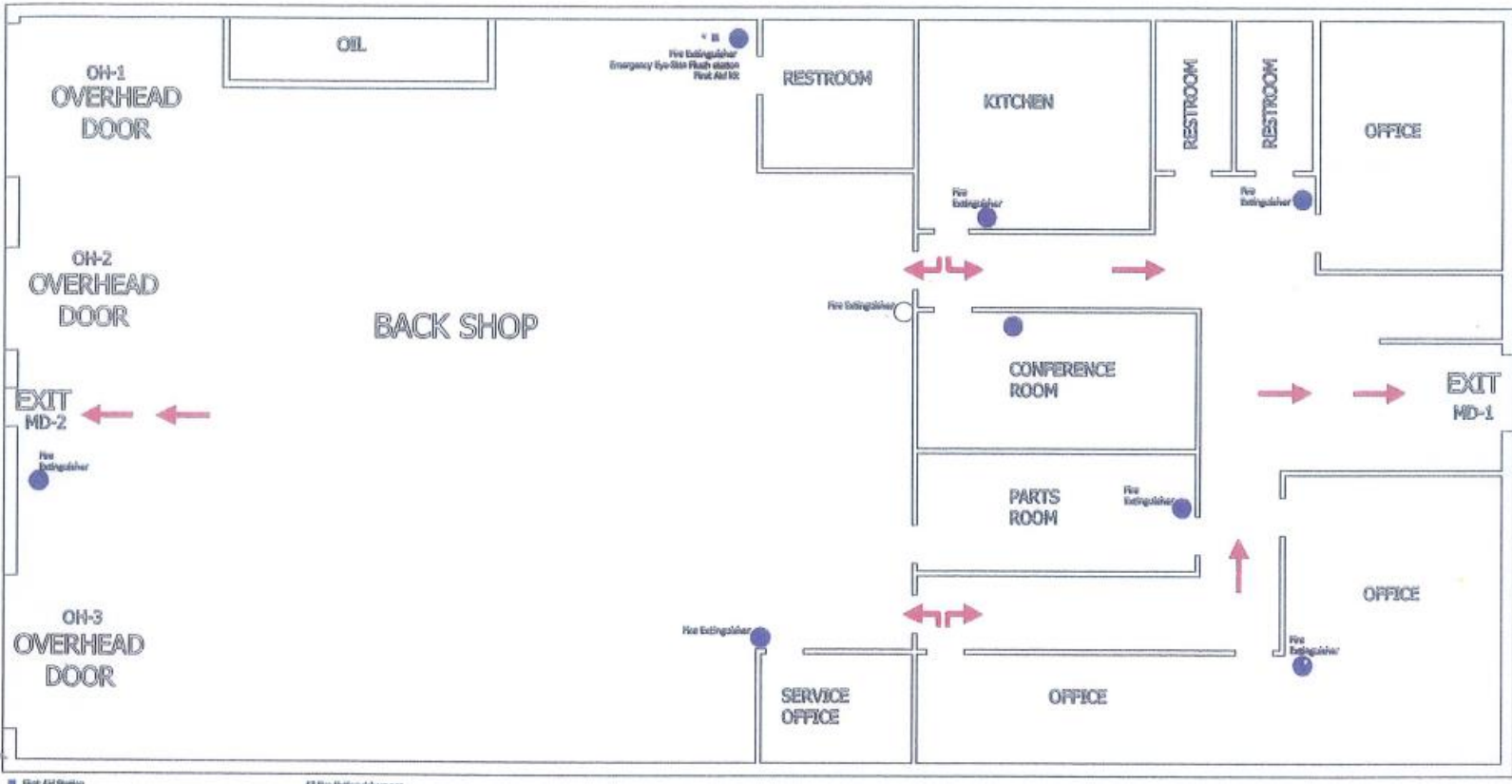
Warehouse

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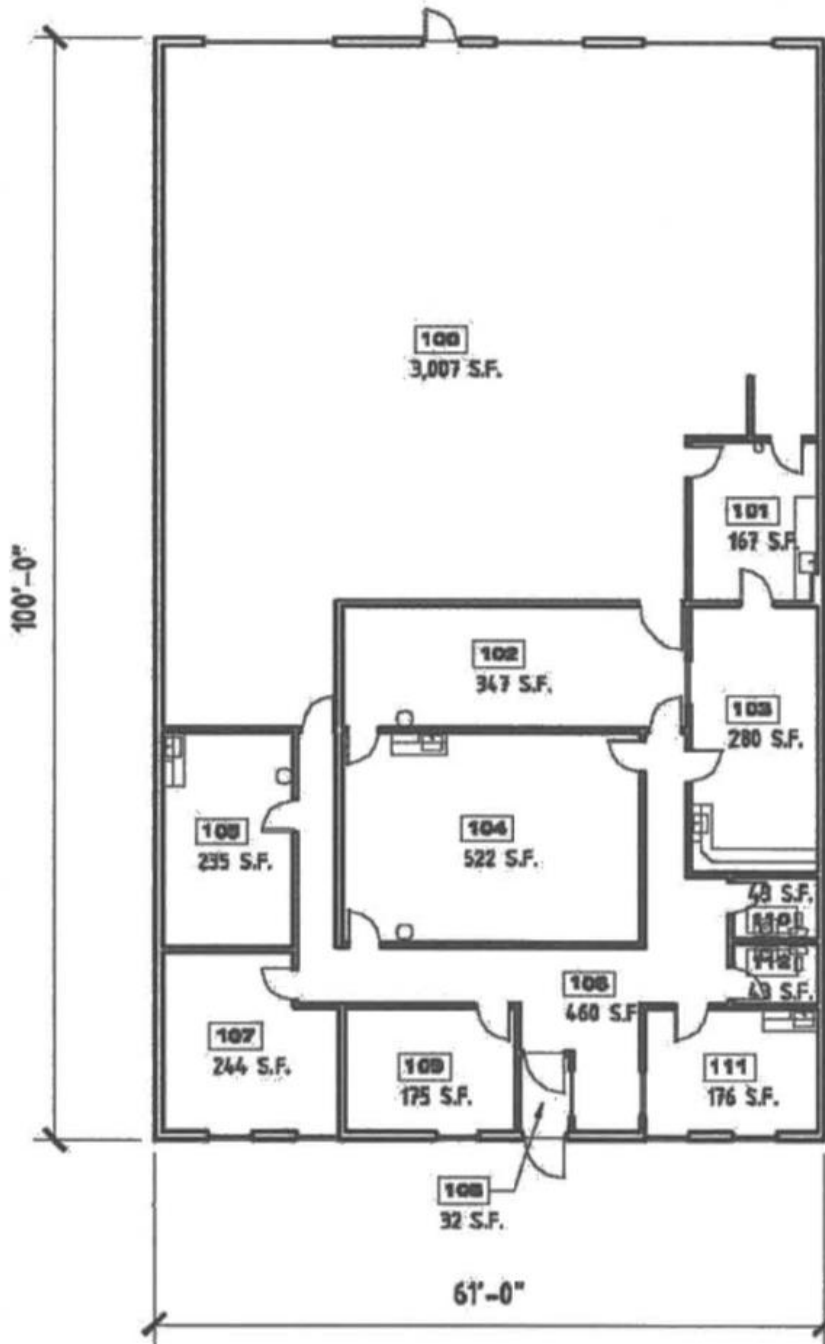


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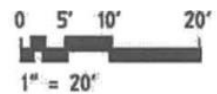
EXHIBIT A Floor Plan



RENTABLE SQUARE FEET:

OFFICE	3,200
WAREHOUSE	2,900
TOTAL	6,100

TENANT PLAN



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