

FOR LEASE

23 Corporate Circle
East Syracuse, New York 13057



Suite 1: Flex Space with Dock & Drive-In



5,000± SF Flex Space

Property Highlights

- 5,000± SF flex space, block construction in well maintained Corporate Circle Industrial Park
- Outstanding location, exterior recently remodeled
- 2,200± SF office with reception
- Three private offices, bullpen area, conference room and large kitchenette
- 2,800± SF warehouse with 15' ceiling height, one dock door with leveler and one ramped up drive-in door
- Heavy 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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End cap space



Dock and drive in door

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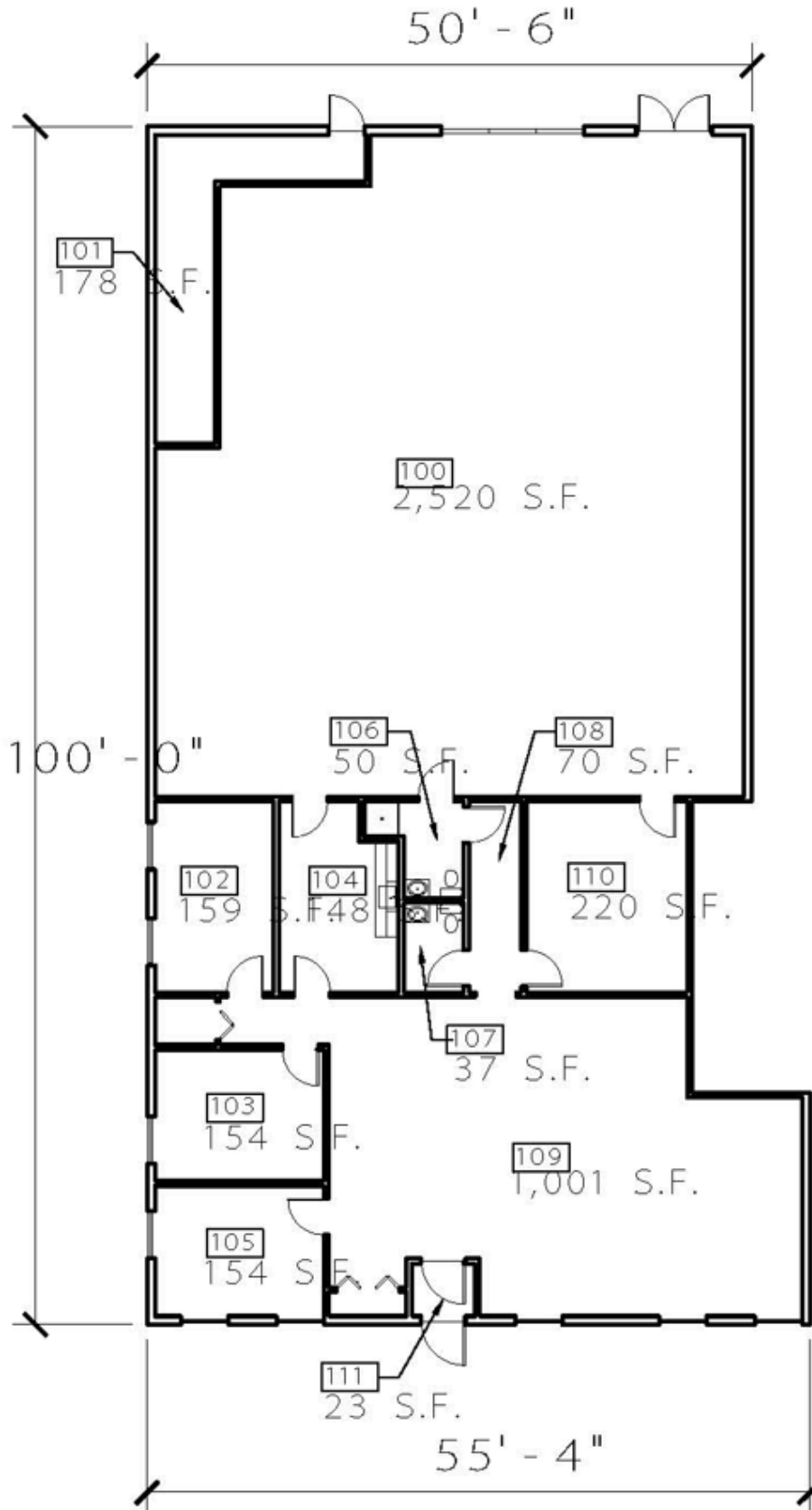


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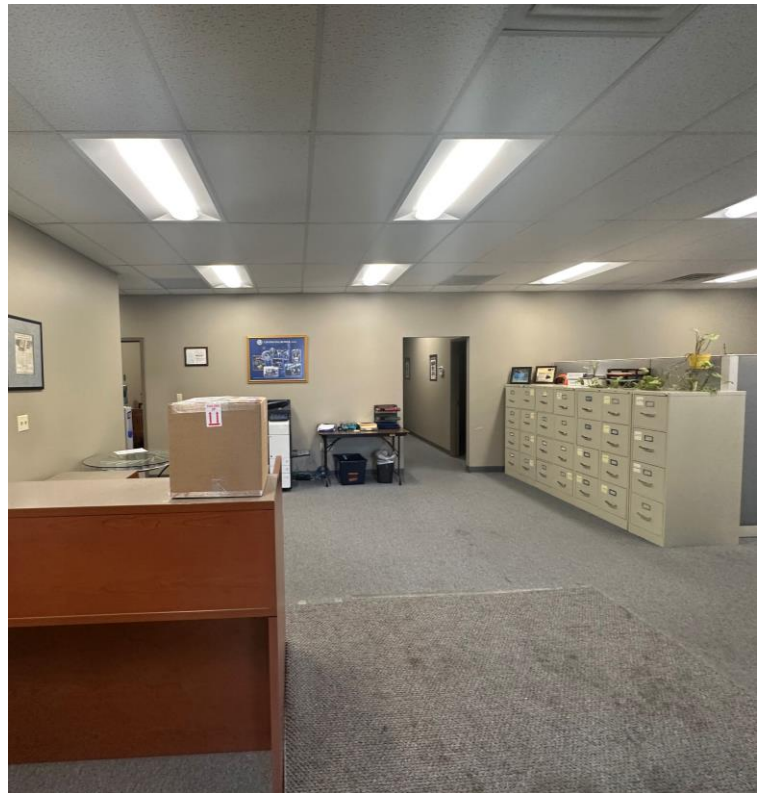
Conference Room



Kitchen & Breakroom



Typical Office



Reception & Bullpen Area

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Loading Dock Door



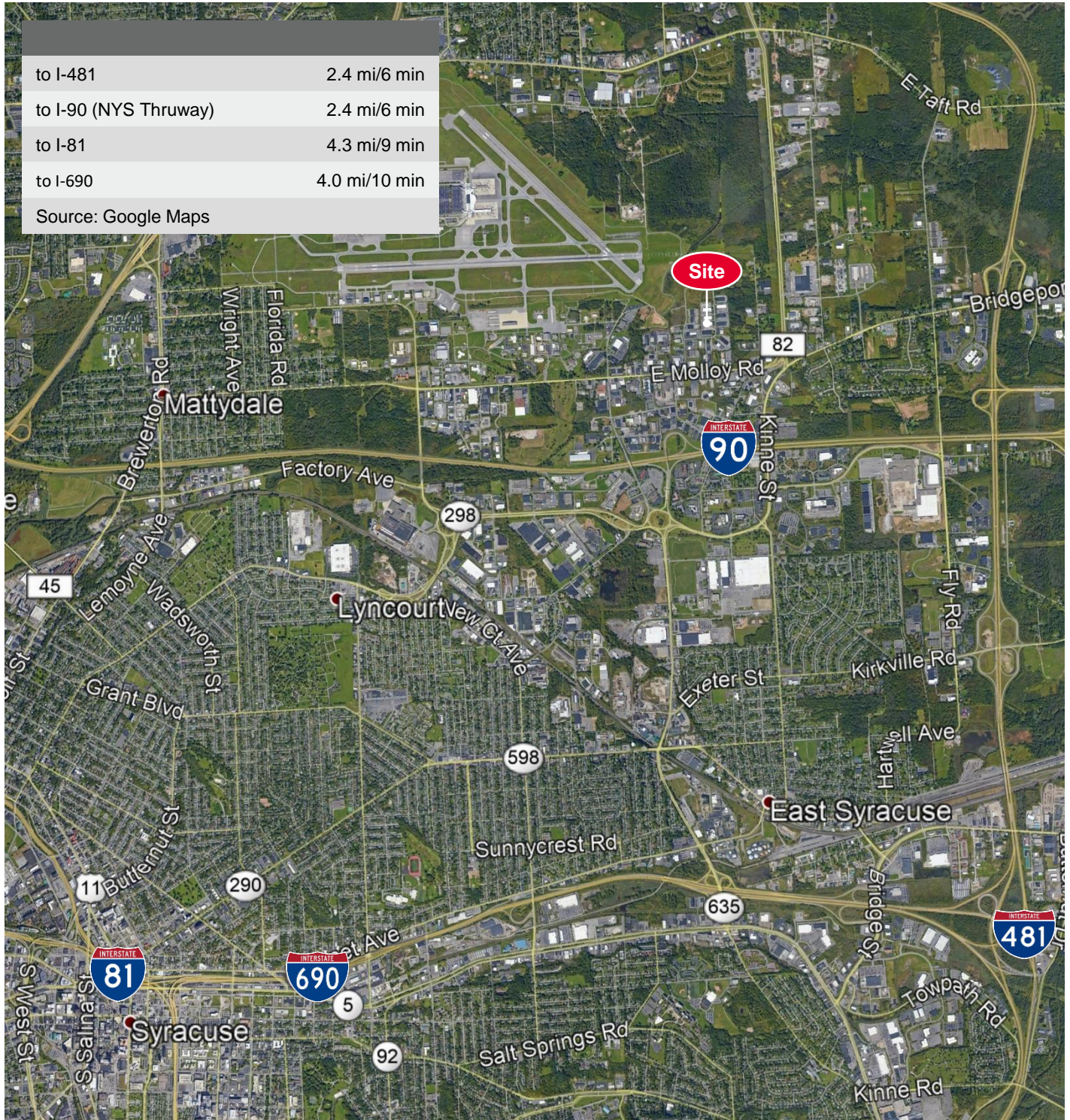
Warehouse Area

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to I-481	2.4 mi/6 min
to I-90 (NYS Thruway)	2.4 mi/6 min
to I-81	4.3 mi/9 min
to I-690	4.0 mi/10 min
Source: Google Maps	



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