

FOR SALE OR LEASE

209 Factory Avenue
Syracuse, New York 13208



Great Corner Location!



6,615± SF Flex Building

Property Highlights

- 6,615± total square feet
 - 3,200± SF office space
 - 3,415± SF warehouse space
- Situated on a 0.27± acre lot
- Ceiling height: 14' to joist, 16' to roof deck
- Parking lot recently paved and striped
- Class A office finishes
- Six large offices, large conference room, reception area and kitchenette
- Two overhead doors (12' x 18') with automatic openers
- Warehouse is approximately 50' x 60' with small office, mezzanine and restroom
- Located on the corner of Factory Ave. & Mitchell Ave.

Demographic	1 Mile	3 Miles	5 Miles
Population	11,302	88,713	217,995
Households	4,770	39,192	91,253
Average H.H. Income	\$72,840	\$68,494	\$71,691
Daytime Employees	6,604	83,631	189,906

Source: ESRI Business Analyst 2022



Contact

CHRISTOPHER SAVAGE
Real Estate Salesperson
+1 315 445 8519
csavage@pyramidbrokerage.com

SAMUEL J. VULCANO
Real Estate Salesperson
+1 315 445 8507
svulcano@pyramidbrokerage.com

5845 Widewaters Pkwy, Suite 200
East Syracuse, New York 13057
+1 315 445 1030
pyramidbrokerage.com

FOR SALE OR LEASE

209 Factory Avenue | Syracuse, New York



FOR SALE OR LEASE

209 Factory Avenue | Syracuse, New York



Large Corner Lot



Office - Reception

FOR SALE OR LEASE

209 Factory Avenue | Syracuse, New York



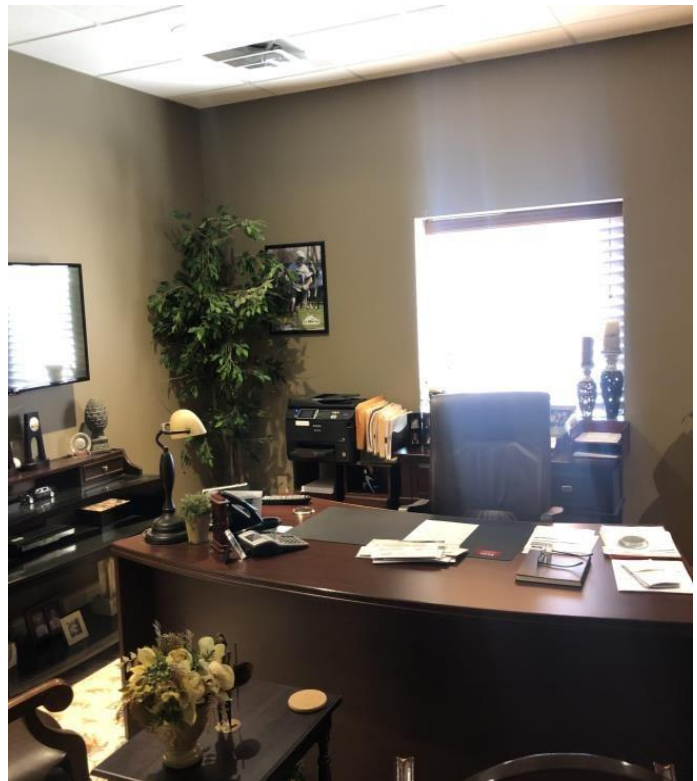
Entrance



Conference Room



Kitchenette



Private Office

FOR SALE OR LEASE

209 Factory Avenue | Syracuse, New York



Warehouse – 12' x 18' Overhead Doors



Warehouse

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.