

FOR SALE OR LEASE

6841 Collamer Road
East Syracuse, New York 13057



New Owner!!



79,216± SF High-Tech Clear Span Flex Building

Property Highlights

- Best commercial location in Onondaga County with the highest ceiling heights in the Town of Dewitt
- 79,000± square foot facility with approximately 200 parking spaces (200'± x 325'± span)
- Zoned High-Tech in the Town of Dewitt
- Building situated on 28± acres with adjacent 30± acres available for expansion on building(s), parking, etc.
- Immediate access to I-481 (future I-81) with signalized entrance
- Across from Collamer Crossings Business Park (SAAB, Inc., Northwestern Mutual, NexGen Power Systems, and CNY Film Hub)
- 75,000± square feet of grass like turf surface with rubber infill across three fields, each 93' X 190'
- 40' high ceilings at peak
- Developer will upgrade and/or convert to warehouse, distribution, or improve for sports facility uses
- 10.2 miles/14 minutes from the 7.2 MSF Micron Semiconductor Manufacturing Campus at White Pines Commercial Park

Demographic	1 Mile	3 Miles	5 Miles
Population	612	10,842	75,431
Households	192	4,800	32,519
Average H.H. Income	\$92,555	\$82,199	\$85,780
Daytime Employees	2,093	22,120	65,968

Source: ESRI Business Analyst 2022

Traffic Counts	
Collamer Road (Route 298)	8,991 AADT
I-481	36,733 AADT

Source: NYS DOT 2019

Contact

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OWNED & MANAGED BY:

DESTEFANO
DEVELOPMENT

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

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6841 Collamer Road | East Syracuse, New York



Rear of Building



Entrance



Facing Collamer Road



Parking

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Ingress and Egress from Lighted Intersection



Street Light Entrance & Signage



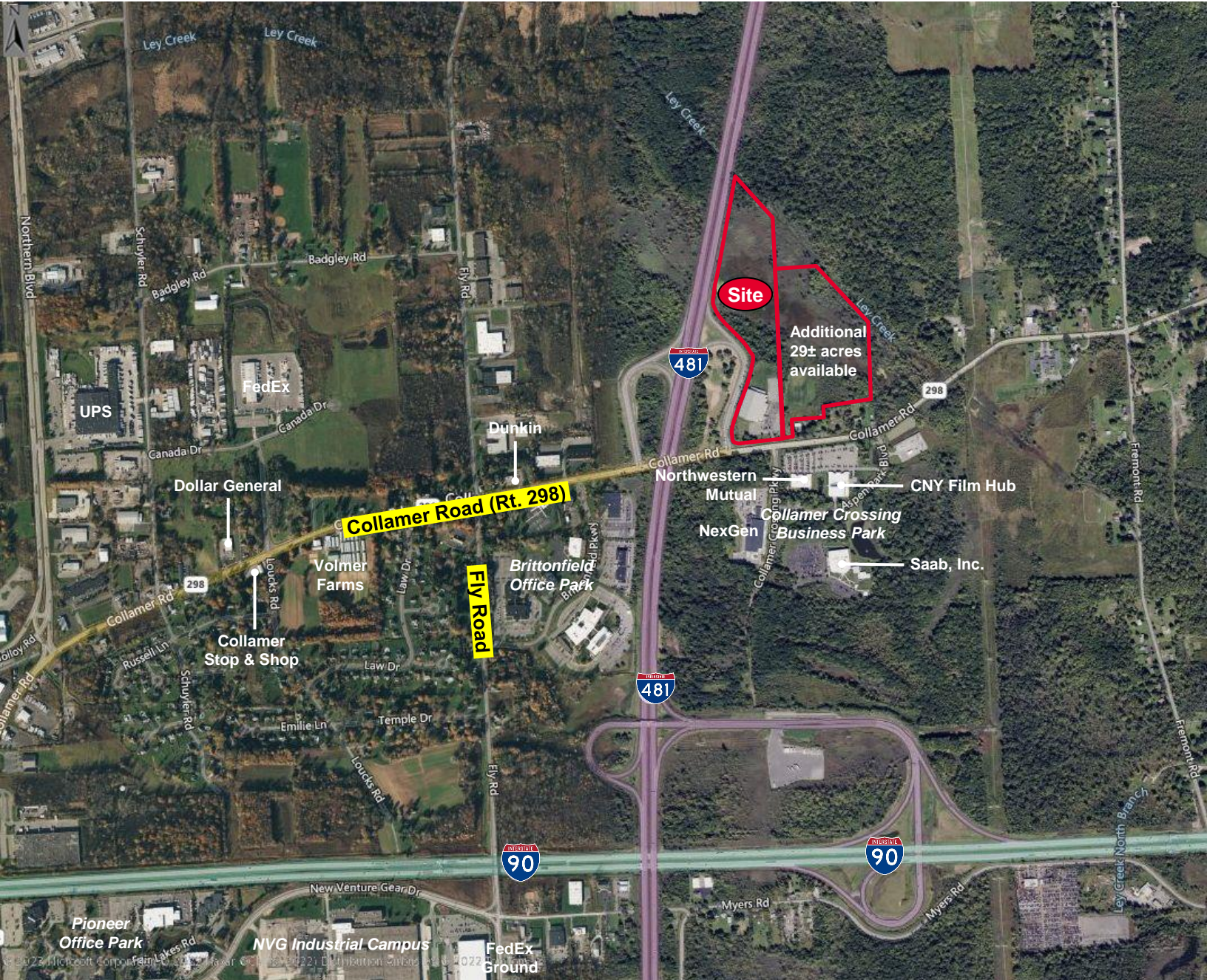
Clear Span - Fields



No Interior Columns

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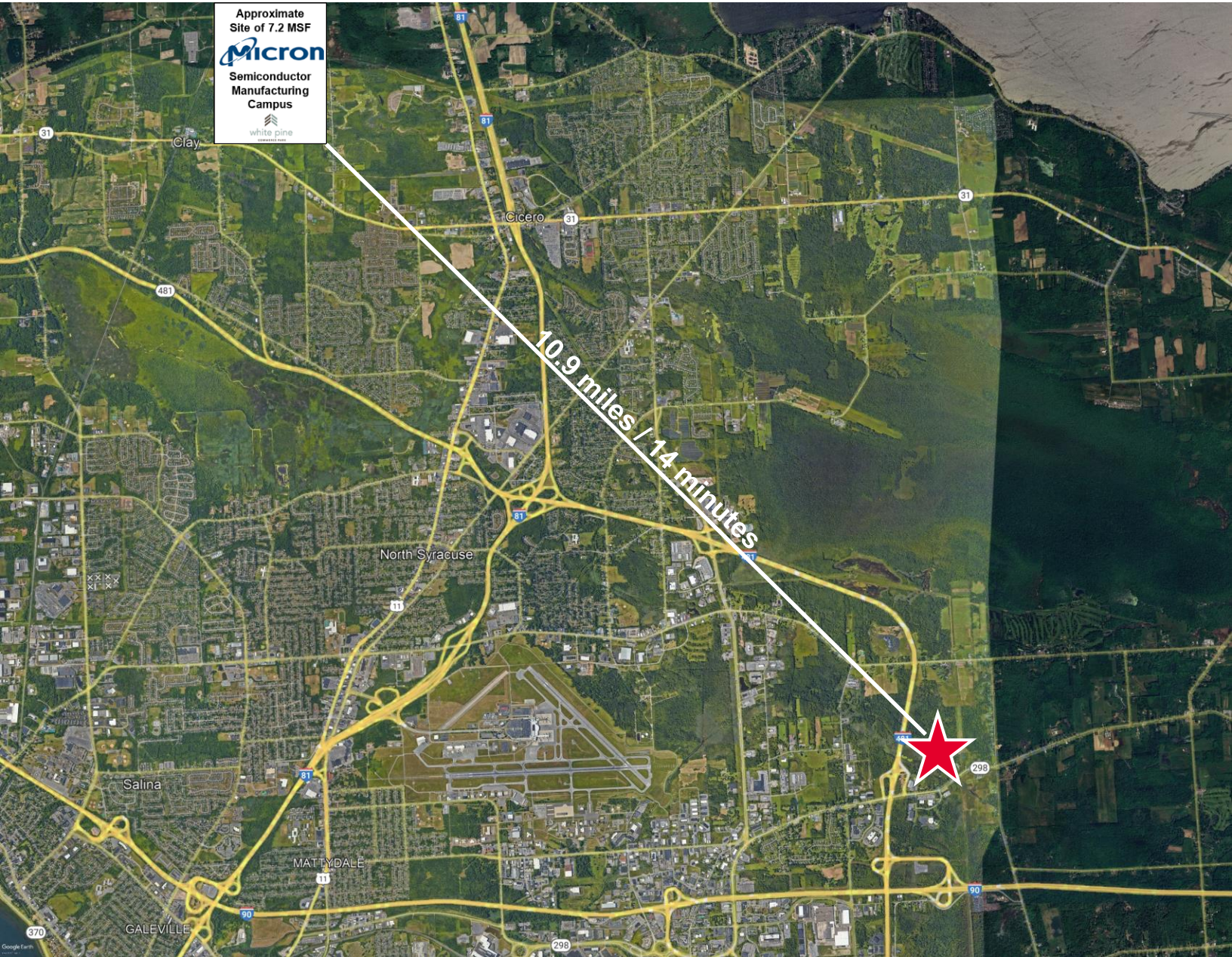


Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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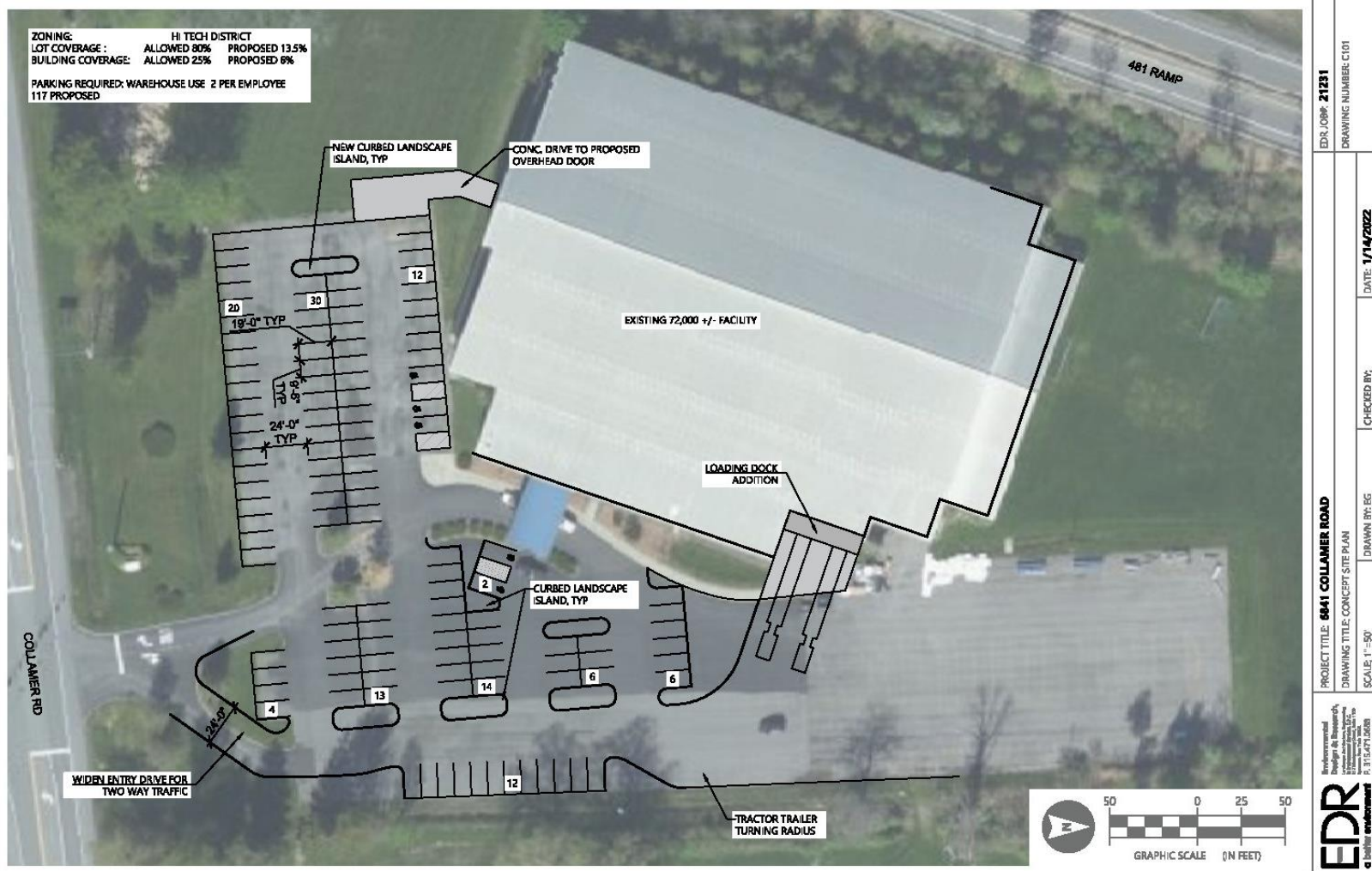
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Concept Site Plan



EDR JOB# 21231	DRAWING NUMBER C101
PROJECT TITLE: 6841 COLLAMER ROAD	CHECKED BY:
DRAWING TITLE: CONCEPT SITE PLAN	DATE: 1/14/2022
DRAWN BY: EG	
SCALE: 1"=50'	
EDR Environmental Design & Research, Inc. 8.3154712608	

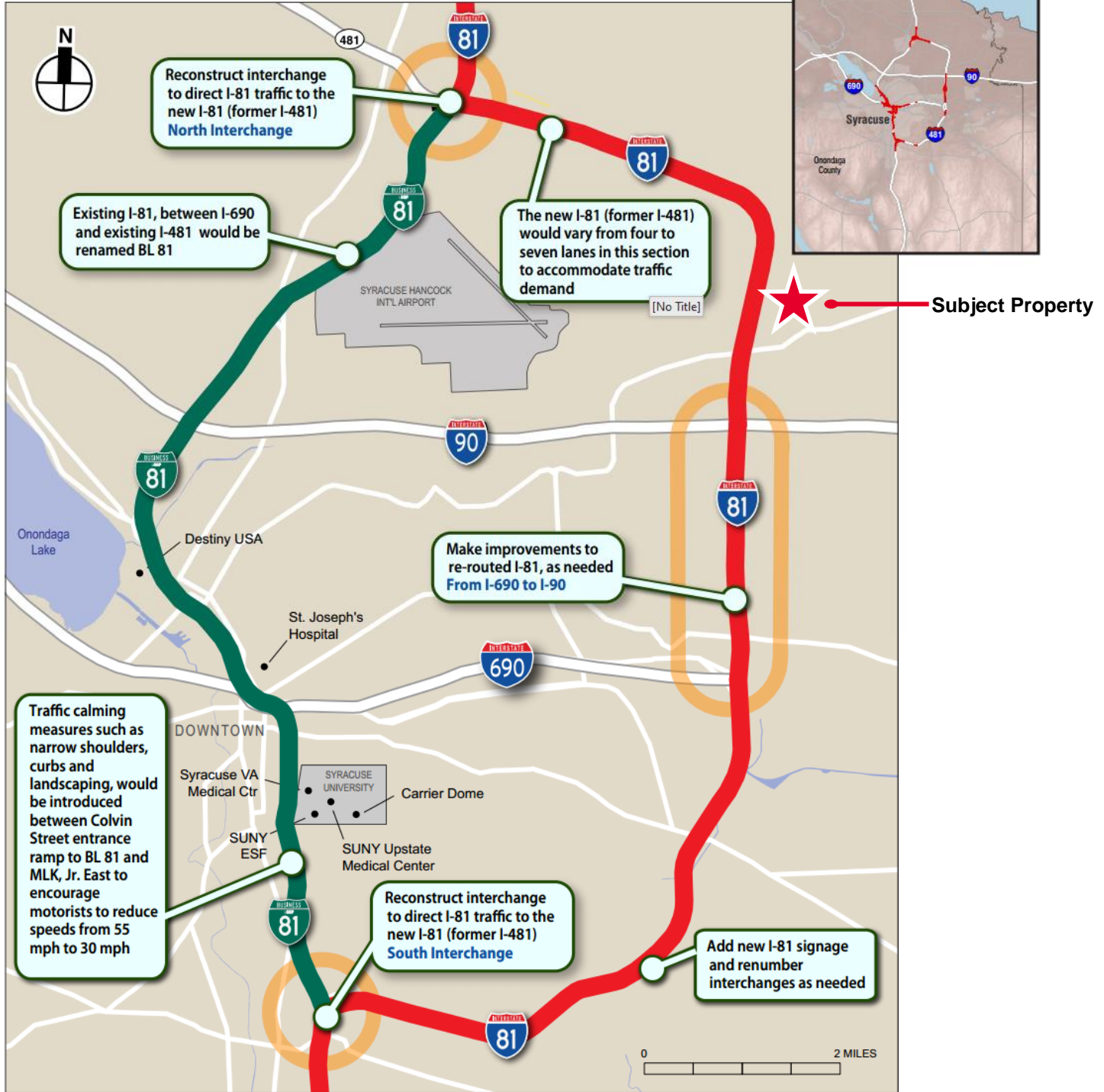
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8/28/2018

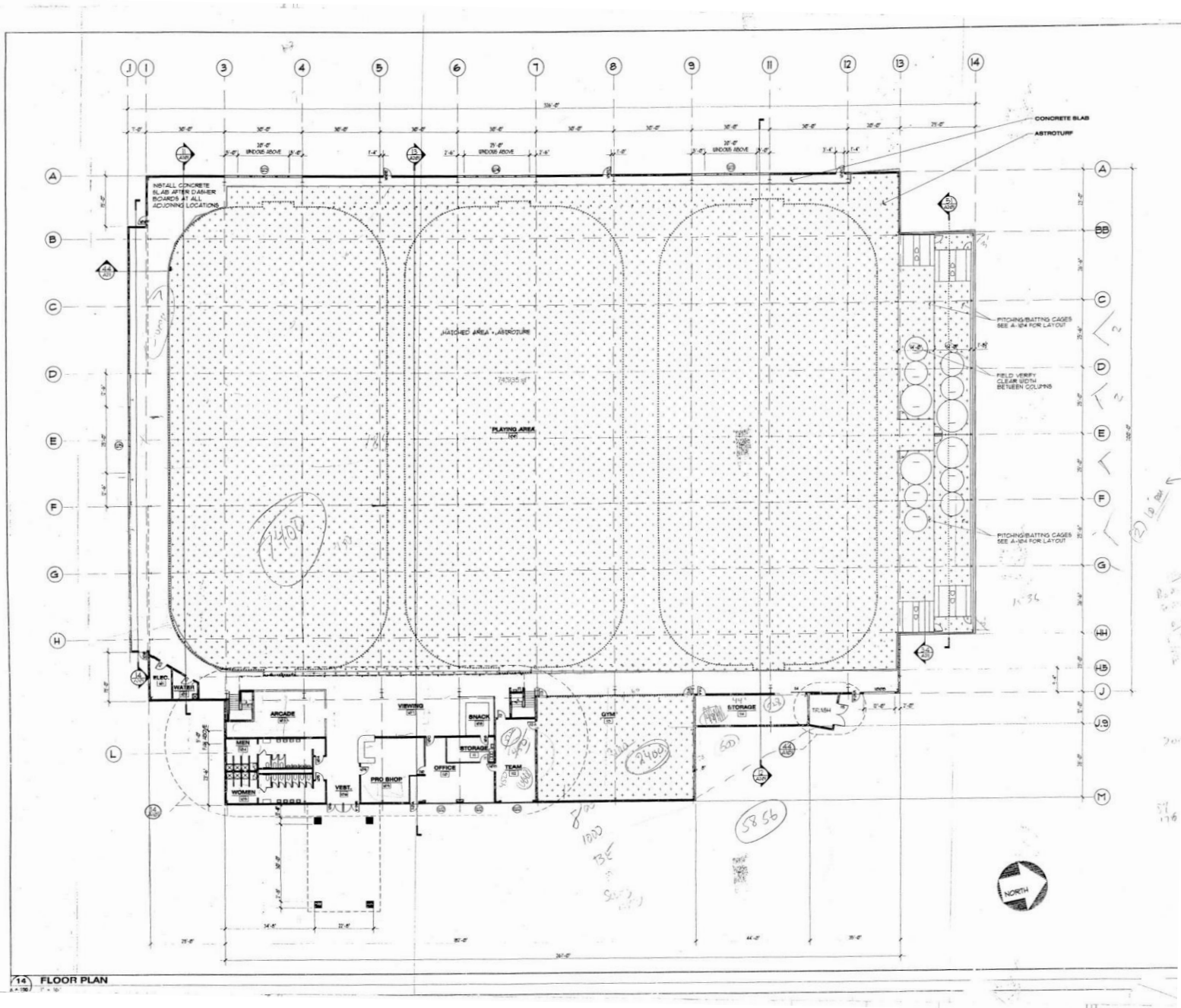
Proposed I-81 Project



- BL 81
- I-81
- Detail enlarged on subsequent figure

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ARTICLE XIII
High Tech District Zoning (Town of Dewitt)

§ 192-56. Permitted structures and uses.

In High Tech Districts, only the following structures and uses may be permitted following site plan review as provided in § 192-122 of this chapter:

- A. Bed-and-breakfast.
- B. Cemetery, crypt.
- C. Educational facility.
- D. Emergency service facility.
- E. Family adult day-care home.
- F. Government facilities.
- G. Packaging of pharmaceutical and/or food products.
- H. Public utility.
- I. Religious use.
- J. Business office.
- K. Cafe.
- L. Day-care center.
- M. Finance/banks.
- N. Funeral home/mortuary.
- O. Horticulture, landscape, garden center.
- P. Hospitals and clinics.
- Q. Hotel and motel.
- R. Nursing home.
- S. Outdoor seating/assembly area.
- T. Recreational and entertainment facilities, indoor.
- U. Regulation golf course.
- V. Restaurant, as an incidental use in a building designed and utilized for an allowed principal use.
- W. Retail store.
- X. Administrative and management services.
- Y. Assembly, fabrication or packaging of previously prepared materials.
- Z. Manufacture or assembly of electric, electronic, technical, optical products.

AA. Publishing.

BB. Scientific and technical services, including research, testing, experimental development and engineering services.

CC. Warehouse, service and sales establishments, where integrated with and supportive of one of the above High Tech District structures and uses and upon specific findings of the Planning Board that such establishment is in keeping with the spirit and intent of the High Tech District and is not unreasonably detrimental to neighboring properties, areas and districts.

DD. Warehousing, self-storage.

EE. Club, private.

FF. Mixed use, only in areas designated as Urban Village Overlay District in Appendix 1A to this Chapter 192, and pursuant to meeting all the requirements set forth in § 192-64.4, Mixed-Use Village Floating Overlay District. [Added 9-8-2008 by L.L. No. 6-2008; amended 6-4-2018 by L.L. No. 2-2018]

GG. (Reserved)²

HH. Parking lot, off-site.

§ 192-57. Specific permit uses.

The following structures and uses shall be permitted in the High Tech District upon the issuance of a specific use permit by the Zoning Board of Appeals as provided in § 192-123 of this chapter:

A. Recreational or entertainment facility, outdoor.

B. Drive-through facility.

C. (Reserved)³

D. Towers and communications facilities.

E. Expansion of nonconforming residential use in the High Tech District in accordance with § 192-112E.

[Added 8-10-2009 by L.L. No. 4-2009]

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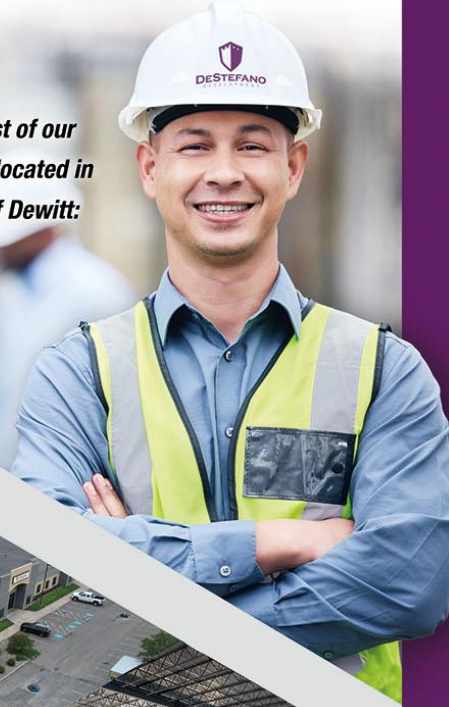
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DESTEFANO
DEVELOPMENT

**DEVELOPING IN THE
TOWN OF DEWITT
FOR MORE THAN 40
YEARS.**

*Here is a list of our
properties located in
the Town of Dewitt:*



6420 Deere Road • Syracuse, NY 13206

6440 Deere Road • Syracuse, NY 13206

6460 Deere Road • Syracuse, NY 13206

22 Corporate Circle • East Syracuse, NY 13057

24 Corporate Circle • East Syracuse, NY 13057

26 Corporate Circle • East Syracuse, NY 13057

28 Corporate Circle • East Syracuse, NY 13057

23 Corporate Circle • East Syracuse, NY 13057

27 Corporate Circle • East Syracuse, NY 13057

29 Corporate Circle • East Syracuse, NY 13057

15 Technology Place • East Syracuse, NY 13057

17 Technology Place • East Syracuse, NY 13057

5900 Firestone Drive • Syracuse, NY 13057

106 Boss Road • Syracuse, NY 13211

6601 Kirkville Road • East Syracuse, NY 13057

6841 Collamer Road • East Syracuse, NY 13057

6805 Newbrook Ave • East Syracuse, NY 13057

6027 Corporate Drive • East Syracuse, NY 13057

Scheduled to be constructed (spring of 2024)

31 Corporate Circle • East Syracuse, NY 13057

68 Corporate Circle • East Syracuse, NY 13057

75 Corporate Circle • East Syracuse, NY 13057

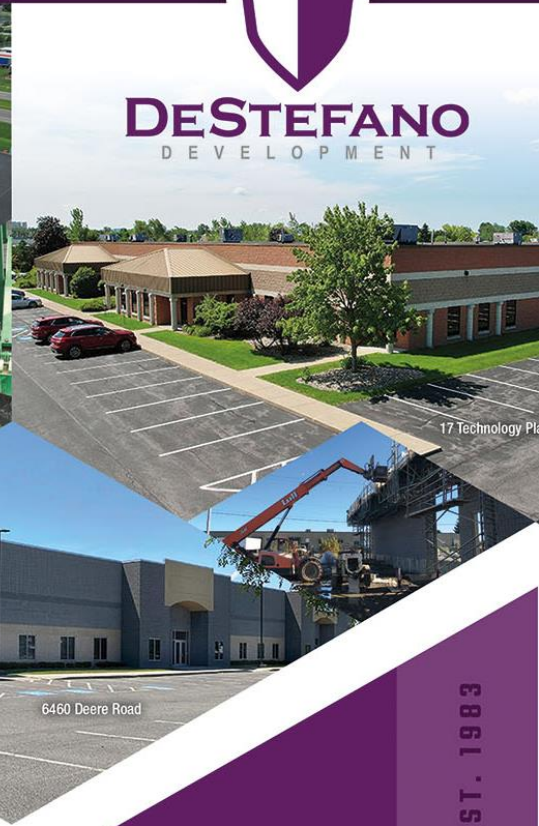
All the above locations pay school and property tax to the Town of Dewitt

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DESTEFANO
DEVELOPMENT



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Syracuse, New York 13208

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office@destefanodevelopment.com

DESTEFANODEVELOPMENT.COM

EST. 1983

**A LEADER IN
COMMERCIAL REAL
ESTATE DEVELOPMENT**

DeStefano Development is a leader in commercial real estate development and construction with 40 plus years of experience throughout the Central New York Area. We design and construct industrial buildings, first-rate retail space as well as Class-A office space. As a tenant of DeStefano Development you will benefit from our highly respected and detailed oriented full-service property management.

The professionals at DeStefano Development are ready to make your next new build or existing space remodel your perfect new location.

DeStefano Development quality building has attracted the below national and international companies that now call Town of Dewitt Home:

- Cavallaro Foods
- Continental Blower
- DalTile
- DocuPet
- Forward Air
- Inficon
- Ingersoll Rand
- Mohawk Carpet
- Motion Industries
- Music & Arts
- Semex
- SGS
- Sherwin Williams
- TransCanada Turbines