

FOR SALE OR LEASE

104 Luther Avenue  
Liverpool, New York 13088



Great Flex Space



## 4,500± SF Heated Warehouse Available

### Property Highlights

- 4,500± SF heated warehouse, 12' to 18' high and 1,000± SF office
- (1) Loading dock – high bay 18'
- (2) Drive-in doors – 12' & 16' high with front and side entrances
- Two new front doors
- 200 Amp, 3 Phase power
- Excellent access to I-81 (N/S across the street) Near trash transfer station
- Front and rear paved parking area to be redone August 2017
- Heavy floor load
- New energy efficient lights and radiant heat, new HVAC in office
- Separate utilities



### Contact

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104 Luther Avenue | Liverpool, New York



Demographic	1 Mile	3 Miles	5 Miles
Population	7,656	87,931	225,364
Households	3,280	39,143	94,594
Average H.H. Income	\$73,163	\$68,009	\$72,683
Daytime Employees	7,481	81,956	180,485

Source: ESRI Business Analyst 2022

Traffic Counts	
7th North Street	9,783 AADT
I-81	74,430 AADT
I-81 Northbound Off Ramp	5,631 AADT

Source: NYS DOT 2019