



## PROPERTY FEATURES

- 7,380 +/- SF building available on .33 acre lot
- Industrial, retail, office with 10' and 12' overhead drive in doors
- Newly updated electrical—3 phase 200 AMP
- Open interior with exposed steel at 12' & 14' ceiling heights
- 8-10 on-site parking spaces
- Clean Phase 1
- Centrally located on Erie Blvd, at the intersection of Teall Ave
- 3 minutes to Rte. 690 and minutes to Rte. 81 & 481
- Sale price—\$265,000; lease rate \$4/SF, NNN
- Total taxes—\$3,250/year

### CONTACT EXCLUSIVE AGENT:

**Barton K. Feinberg**

*Director of Brokerage, Licensed Associate Broker*

(M): 315.447.8668

[bfeinberg@suttoncos.com](mailto:bfeinberg@suttoncos.com)

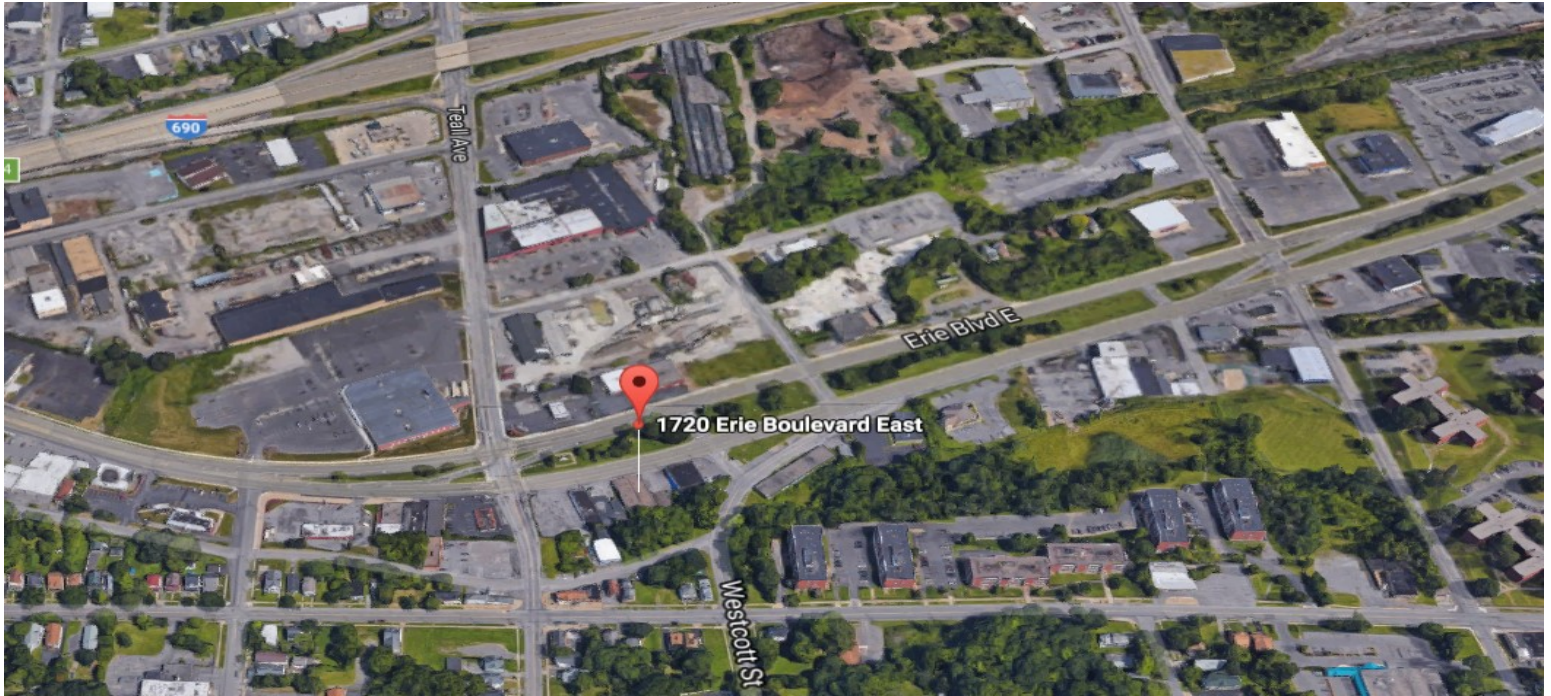
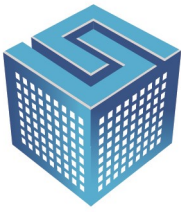
### SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

Syracuse, New York 13204

315.424.1111

[www.suttoncos.com](http://www.suttoncos.com)



**DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
<b>Population</b>	24,822	131,480	215,587
<b>Median HH Income</b>	\$26,681	\$32,793	\$37,523
<b>Households</b>	8,982	54,293	86,825
<b>Families</b>	3,615	26,774	45,275
<b>Businesses</b>	789	6,555	10,434
<b>Employees</b>	11,771	131,480	202,743

Source: ESRI Report 10/28/16

**TRAFFIC COUNTS**

- Erie Boulevard East —19,454
- Erie Boulevard & Teal Ave—17,383

Source: ESRI Traffic Count Profile Report

**CONTACT EXCLUSIVE AGENT:**

**Barton K. Feinberg**  
Director of Brokerage, Licensed Associate Broker  
(M): 315.447.8668  
[bfeinberg@suttoncos.com](mailto:bfeinberg@suttoncos.com)

**SUTTON REAL ESTATE COMPANY**

525 Plum Street, Suite 100  
Syracuse, New York 13204  
315.424.1111  
[www.suttoncos.com](http://www.suttoncos.com)

All information contained herein is from sources deemed reliable and is submitted subjected to errors, omissions, changes in price or other conditions, prior sale, leasing without notice. Principals should not rely solely upon the information contained herein.