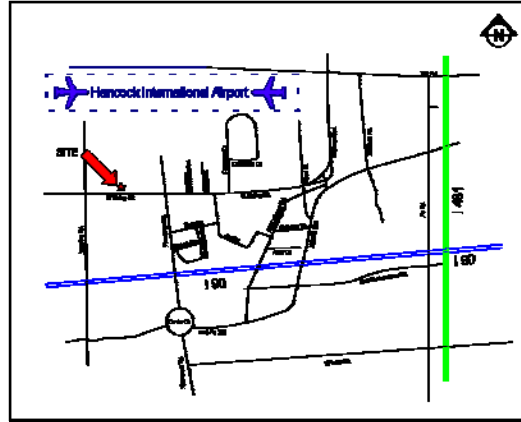


# BUILDING FOR SALE or LEASE

5949 E. Molloy Rd., Syracuse, NY



Additional Storage Bldg.  
on Site Included



- **Main Building: 10,169 SF (3,234 SF Office, 1,612 SF Showroom, & 5,322 SF Warehouse with 810 SF Mezzanine) with 12'x14', 10'x12', & 10'x10' Grade Level Doors (15-16' Ceilings)**
- **Storage Building: 1,970 SF with a 10'x12' Grade Level Door**
- **Perimeter Fenced Yard**
- **Easy Access to NYS Thru-way and Major Highways**
- **Lease Price: \$5.25/SF Triple Net (+utilities, taxes, insurance, trash, CAM)**
- **Sale Price: \$575,000**



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*All information is believed to be accurate. We are not responsible for misstatements of facts, errors or omissions, prior sales, and changes of price or withdrawal from the market without notice.*