

FOR LEASE

# 6 ACRES IN THE CITY FOR REDEVELOPMENT

738-766 ERIE BLVD. WEST, SYRACUSE, NY

RETAIL, COMMERCIAL, OFFICE, FLEX



## PROPERTY FEATURES

- + 6 acre development site
- + Ground lease or build-to-suit
- + Majority of site zoned Industrial A
- + Zoning allows variety of uses

## LOCATION DETAILS

- + 400' frontage on Erie Blvd. West
- + Access from Erie Blvd. West, Tracy St. and Richmond Ave.
- + Great location with quick and easy highway access
- + Less than 1/2 mile to I-690 at Geddes St. or West St.
- + 1 mile or less to City Hall, County Office Building, State Office Building or Federal Building
- + Adjacent to newly redeveloped Marsellus Commons office building
- + Central location that is convenient to all city customers



## CONTACT EXCLUSIVE AGENT

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### CBRE | SYRACUSE

Nettleton Commons  
313 E. Willow St., Ste. 202  
Syracuse, NY 13203

### Traffic Counts

Erie Blvd. W.	6,034±
N. Geddes St.	10,211±
I-690 (@ Geddes)	60,519±
I-690 (@ West)	71,327±

Source: NYS DOT 2013 AADT

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