

Office/Warehouse For Lease



106 Metropolitan Drive
Liverpool, NY 13088

PROPERTY FACTS AND FEATURES

- ✓ Size: 11,500 SF +/-
- ✓ Lease Rate: \$6.25 - \$9.00/SF (Rate will depend on amount of office space)
- ✓ Lease Expenses:
 - 1) Utilities
 - 2) NNN Expenses
 - 3) 1% Yearly increases
- ✓ Acres: .92 +/- Acres
- ✓ Utilities: Natural gas, electric (208 volt, three phase), public water & sewer.
- ✓ Zoning: O/I - Town of Salina
- ✓ Ceiling Hgt: 14' +/- Warehouse
- ✓ Heat: Radiant heat and gas space heaters in warehouse and HVAC in office areas
- ✓ Doors:
 - 1 - 10' x 10' Drive In
 - 1 - 10' x 10' Dock (Small ramp in warehouse)
- ✓ Other:
 - 1) Just off NYS Thruway Exit 37, near Thruway Exit 36 to Route 81 and Thruway Exit 38
 - 2) Outside paved storage in rear area
 - 3) Floor drain

Exclusive Agent: Ed Rogers

Real Estate Salesperson

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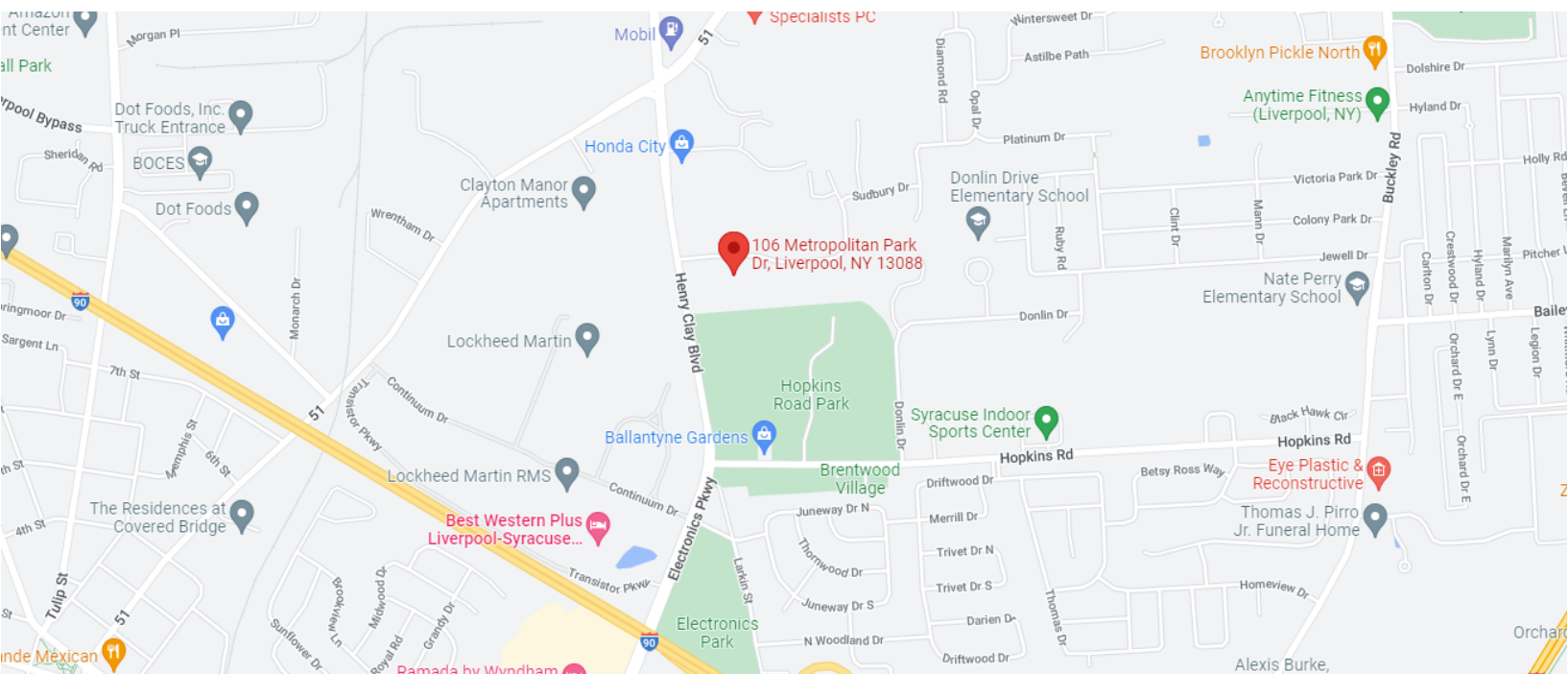
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**11,500 +/-
Square Feet**

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