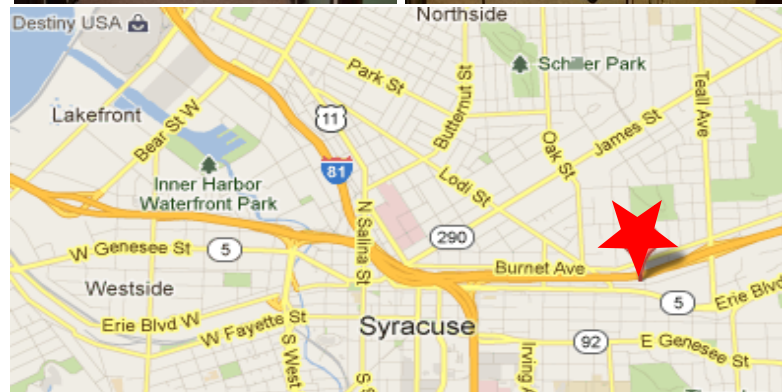


**PROPERTY FEATURES**

- 5,000 SF office space with private entrance and dedicated parking
- Building is adjacent to 690 with exceptional visibility and daily traffic count
- Space consists of 7 private offices, break room, restrooms, and 1,000 SF of wide open space.
- 45+ parking spaces on site
- On a bus route at the corner of Canal and Beech street, across from Edward Joy Electric
- Immediate proximity to Downtown Syracuse and Route 690
- Conveniently located near major highways, NYS Thruway, Syracuse University & Destiny USA

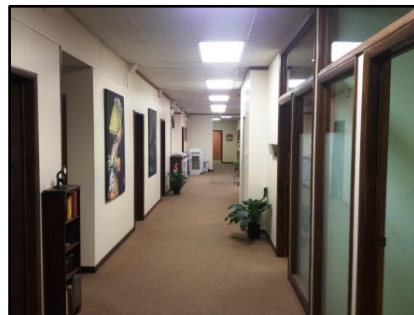
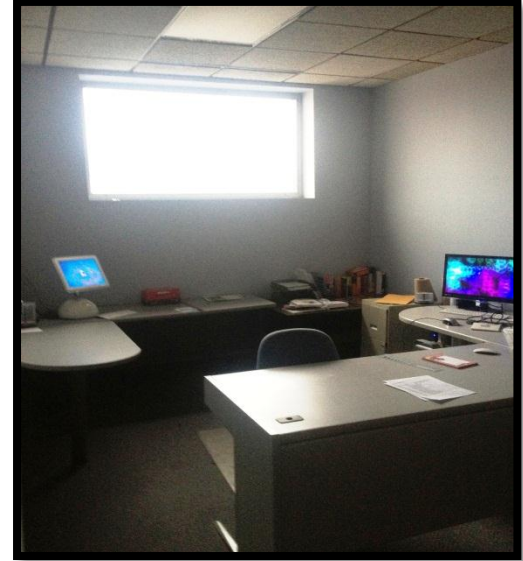
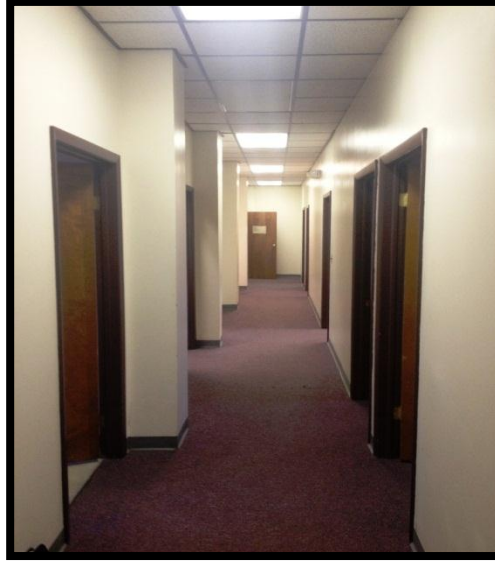


**Exclusive Agent: Grazi Zazzara**

**www.TheIconCompanies.com**

For More Information Contact:  
(315) 299-6292  
(315) 569-5678 Cell  
Gzazzara@theiconcompanies.com

VIEW FROM 690 EAST



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The property all together is approximately 31,600 SF situated on 1 acre. The office portion consists of 10,200 +/- SF on 2 floors with 2 separate entrances.

The Warehouse portion is 16,200 +/- SF with 18' clear ceiling height and 3 drive in doors. Adjacent to that is another storage space of 5,200 +/- SF.



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