

FOR LEASE | INDUSTRIAL SPACE

1225 State Fair Boulevard, Geddes, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



PROPERTY HIGHLIGHTS

Available Space: 32,696 ± SF

Parcel Size: 2.00 ± acres

Parking Spaces: 40 ±

Sprinkler: Yes

Zoning: IA – General Industrial District

Tax Parcel ID: 019.-01-15.1, 019.-01-15.2, 019.-01-23.2 & 019.-01-26.1

Lease Price: \$8.00 NNN

CAM: TBD

Re Taxes: \$35,000.00 ±

Comments: 32,696 ± SF dry warehouse building within the Solvay Electric Jurisdiction, offering below market electric rates. 1200-amp service, ceiling height varies 10'-28' ±, 1 drive-in and 2 dock level doors, additional land offers expansion opportunity.

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Dominic Pavia, President
Licensed Real Estate Broker
315.736.1555 x300 Office
Dpavia@PaviaRealEstate.com



Kevin Valenti
Licensed Associate Real Estate Broker
315.736.1555 x 303
kvalenti@PaviaRealEstate.com



5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13212

PaviaRealEstate.com
MAIN: 315.736.1555