

New Venture Gear Industrial Campus



East Syracuse, NY

SYRACUSE, NY DEMOGRAPHICS

POPULATION

Greater Syracuse Area had a population of 732,000 as of the 2010 census

MEDIAN AGE

30.6 Years

MEDIAN HOUSEHOLD INCOME

\$34,716

UNEMPLOYMENT RATE

10.5%

LABOR FORCE PARTICIPATION

56.4%

MEDIAN PROPERTY VALUE

\$113,000



CONTACT

NEW VENTURE GEAR CAMPUS

PROJECT

New Venture Gear Industrial Campus

LOCATION

6600 New Venture Gear Drive, East Syracuse, NY 13057

TOTAL SPACE

1,703,000± SqFt

PARCEL SIZE

109.025 Acres with I-90 Frontage

ZONING

Office, Call Center, Flex, Industrial, Manufacturing, Warehouse and Distribution

Empty parcel development of build to suit space available. Please contact us for more information on this opportunity.



[3D Virtual Tour](#)

- 40%**
leased
- 1000+**
Parking Spaces
- <1 mile**
Local hotels and motels



CONTACT

PROPERTY HIGHLIGHTS

RATE SQFT

Starting at US \$3.25/SqFt NNN

ACCESS

Direct access from all major highways: I-90, Rte 481, 81, 690 and Carrier Circle

CEILING

16' to 22"7" clear

COLUMN SPACING

40'x40' column spacing throughout the facility

LOADING DOCKS

30 Loading docks, 17 outside docks, 14 doors

RAIL ACCESS

CSX rail spurs fed from intermodal yard

This property is a great location right next to Carrier Circle, with easy access to major interstates. Building signage is available, and gives a great opportunity for visibility from the NYS Thruway. The property consists of two main buildings totaling around 1 million square feet. Up to 500,000 SF is available, with additional land for future expansion.



CONTACT

UTILITIES

ELECTRICITY

40MW 115kv-480v substation, less than 5 cents per Kwh

WATER

60-80 PSIG city water from 12" high pressure water pipes

NATURAL GAS

100 PSIG natural gas from 12" high pressure gas pipes

WASTE TREATMENT

On-site modern waste water treatment plant

TAX PARCEL

027-02-11.0 (Town of Dewitt)

Strong tax credit support available to tenants, please contact us for more information.



CONTACT

OFFICE BUILDING

AREA

71,024 sf, two story ADA accessible office/call center & cafeteria

FEATURES

Large cafeteria, ADA accessible building

ACCESS

Located near I-90 (Thruway), Route 48, 81 and 690, and Carrier Circle. Less than a mile from the areas largest concentration of hotels and motels

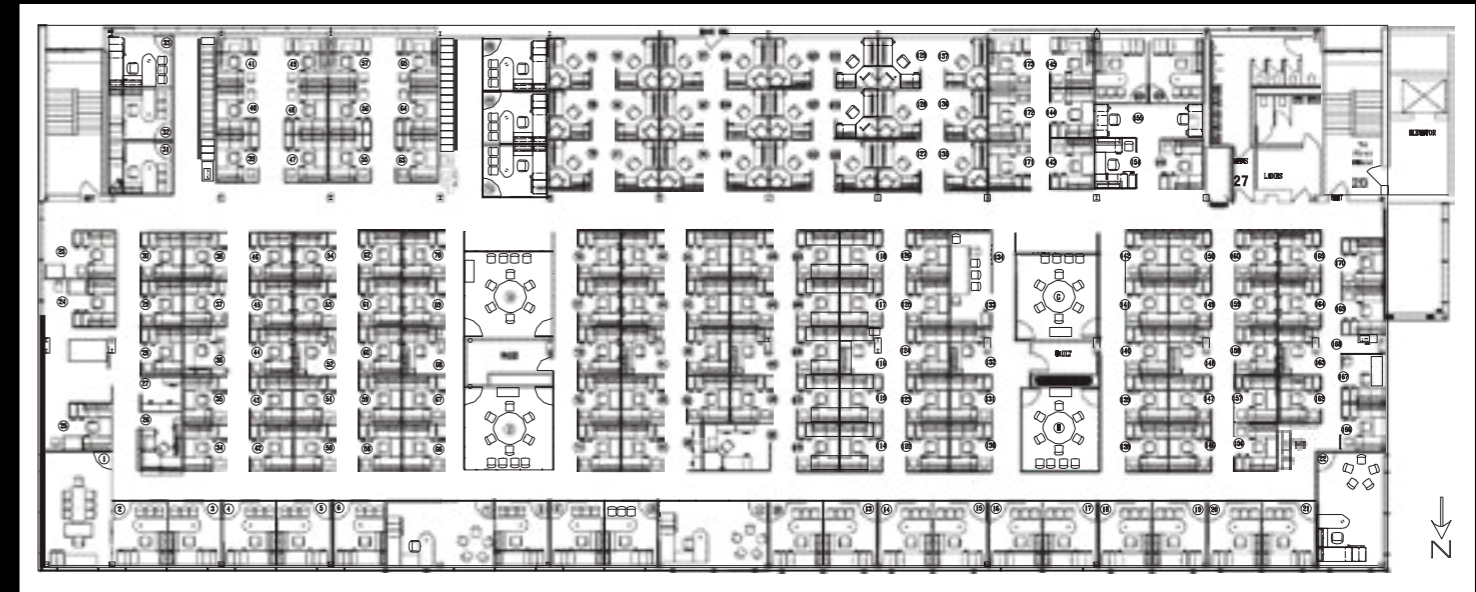
PARKING

Ample parking, West Lot has over 1000+ spaces

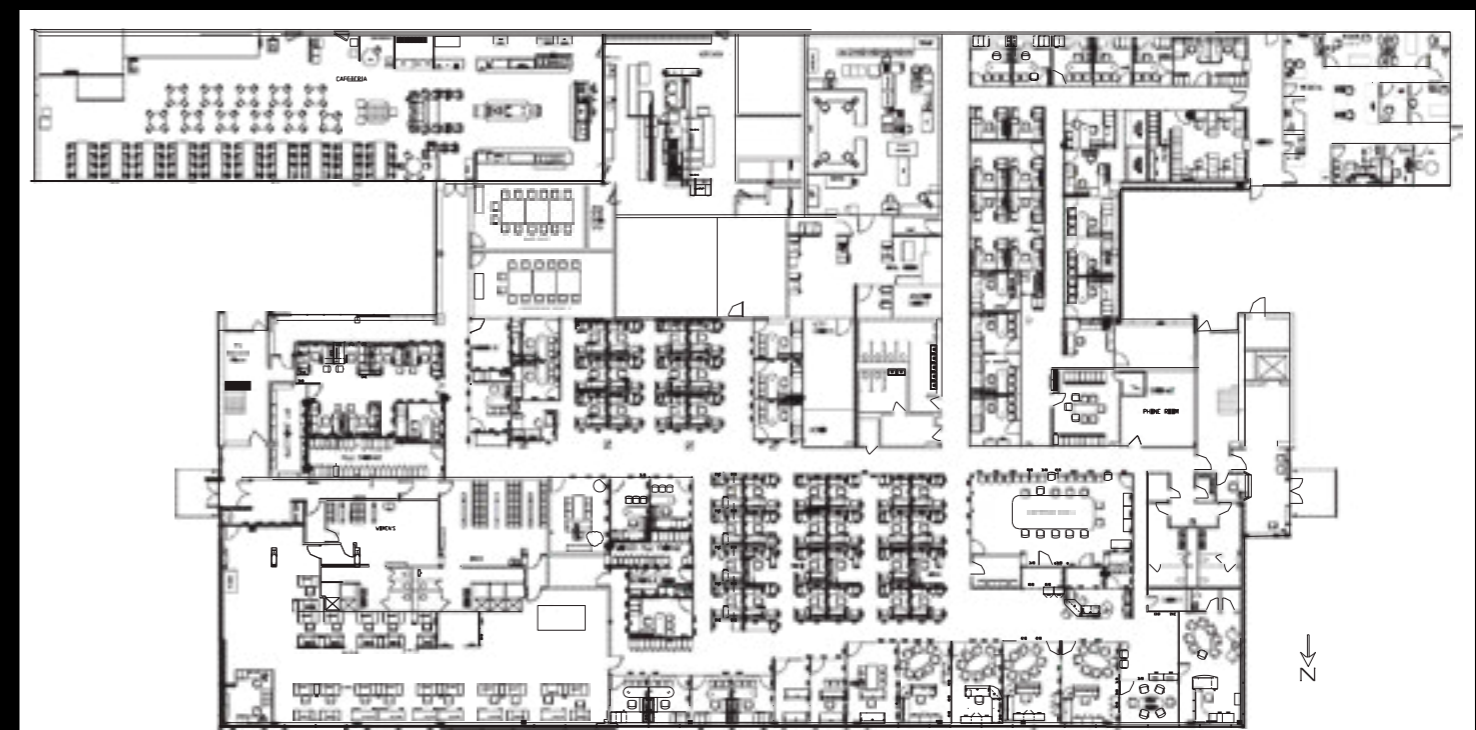
SECURITY

Two 1000 sf security guard houses with 24/7 monitoring

Second Floor

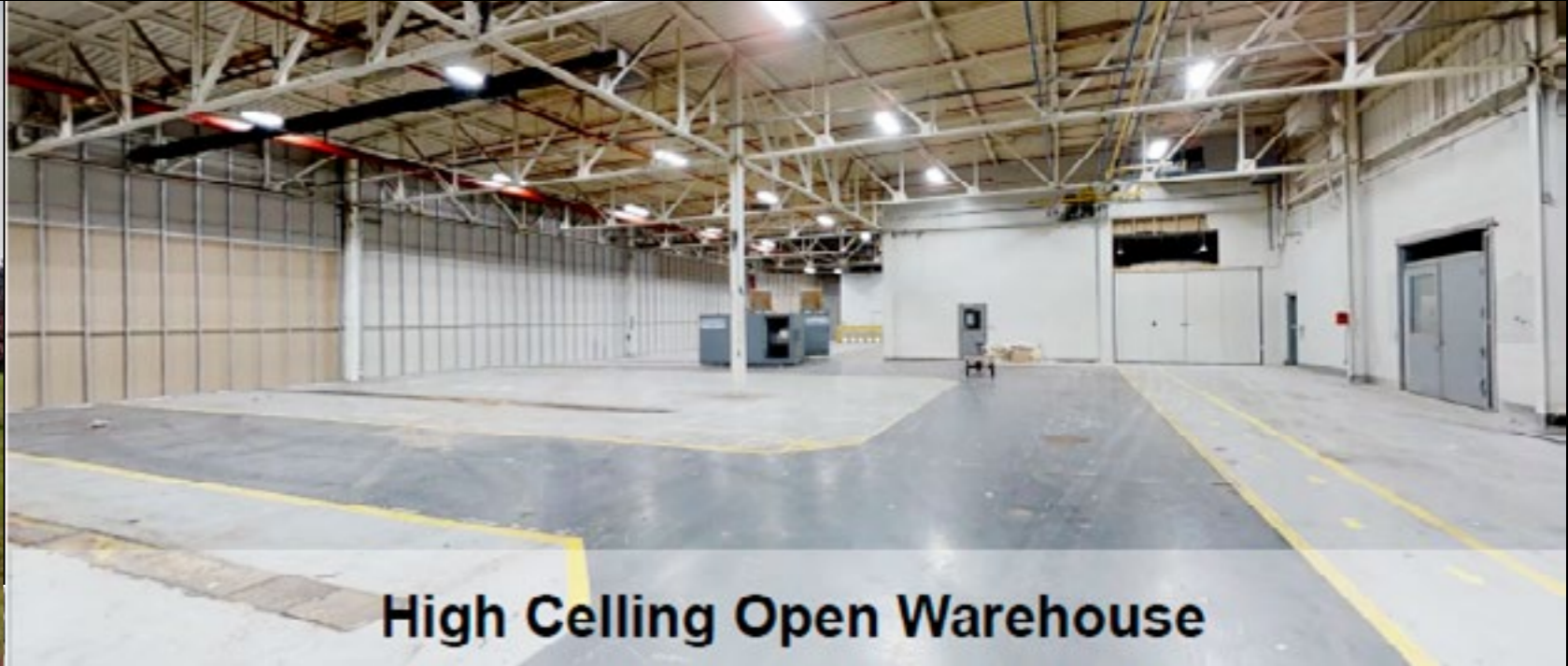


First Floor



CONTACT

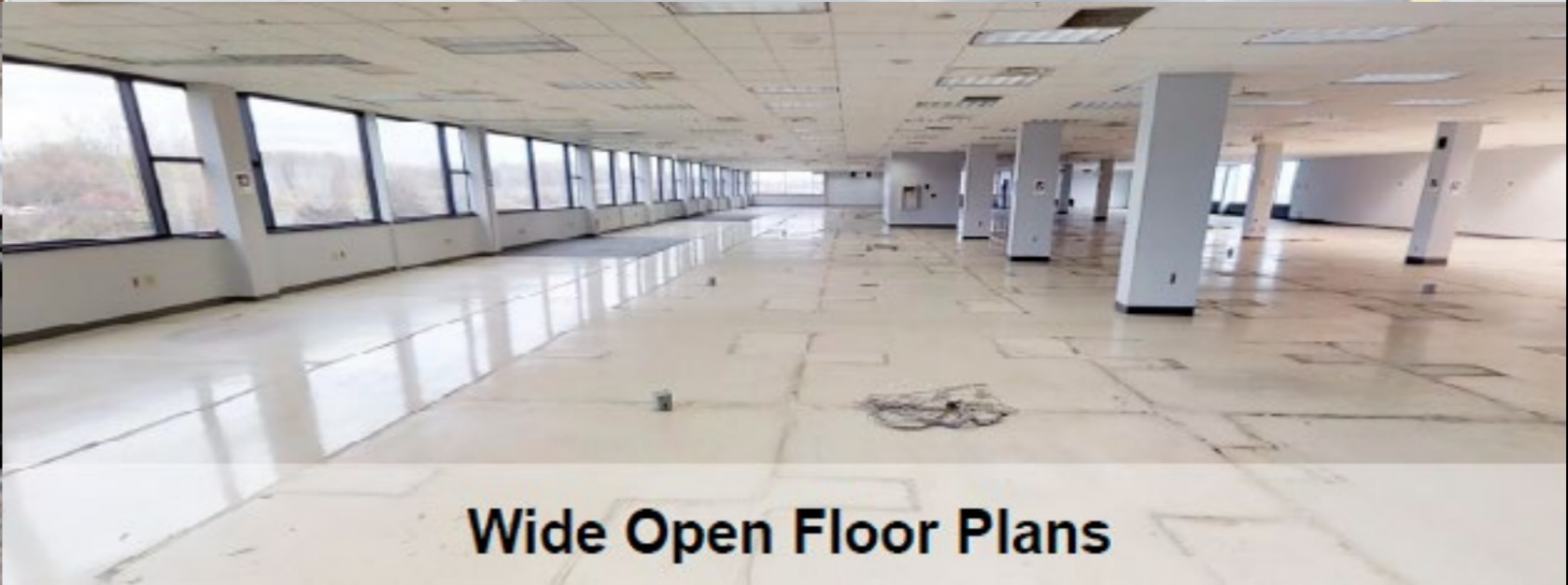
PICTURES I



High Ceiling Open Warehouse



Large Cafeteria Room



Wide Open Floor Plans

PICTURES II



CONTACT

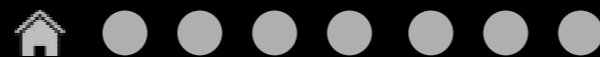
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