



## 6440 DEERE ROAD

- ADDRESS**  
 6440 Deere Road  
 Syracuse, NY 13206
- LEASE SIZE**  
 Total: 10,000 sf minimum
- BUILDING SIZE**  
 30,000 sf
- FLOOR**  
 1st Floor
- AVAILABLE**  
 Six months from lease execution
- TERM**  
 10 year (typical for new construction)
- RENTAL**  
 TBD
- TAX & INSURANCE**  
 Tenant pays increases over base year
- CAM**  
 TBD (Landlord provides landscaping, snow removal, exterior lighting)
- UTILITIES**  
 Tenants pays (separately metered)
- JANITORIAL**  
 Not provided by Landlord
- PARKING**  
 Approximately 4 spaces per 1,000 sf
- OH DOORS**  
 Dock doors and drive-in doors available
- FIRE SPRINKLERS**  
 Yes (wet)
- ZONING**  
 Industrial (Town of DeWitt)
- NOTES**  
 New shovel ready development. Designed for office, showroom and warehouse use. Excellent visibility on Route 298. Easy access to Route 298, Carrier Circle, NYS Thruway and Thompson Road.

### CONTACT

Don DeStefano  
315.454.8552 x202  
dld@destefanodevelopment.com

