



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

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