



134,260 SF Available For Lease

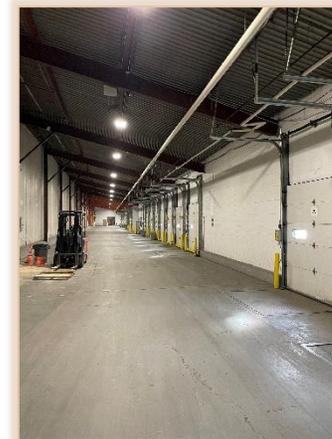
264 Farrell Road, Building 2
Syracuse, NY

Includes 35,200 SF Cooler Space and 88,000 SF Ambient Space

Building specifications

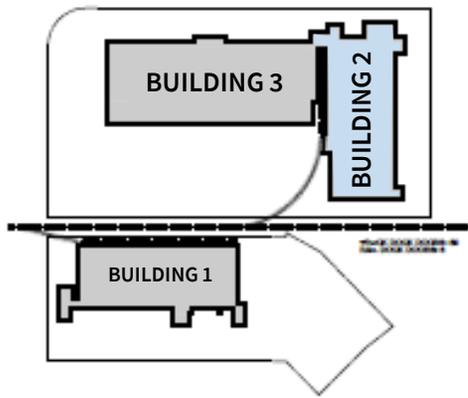
264 Farrell Road
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- ~ 134,260 s.f. total space available
 - Room 5000: ~ 26,400 s.f.
 - Room 6000: ~ 26,400 s.f.
 - Room 7000: ~ 44,000 s.f.
 - Cooler: ~ 35,200 s.f.
 - Office: ~ 620 including 2nd floor locker room and restrooms
 - Breakroom: ~ 440 s.f. including restrooms
 - Battery room: ~ 1,200 s.f.
- **Built:** 1960, renovated 1985
- **Ceiling height:** 21' – 21'9" clear
- **Loading:** 27 dock high doors, weather seals on 24 doors
- **Column spacing:** 40' x 40'
- **Parking:** ~20 auto, 28 trailers, additional available
- **Rail:** Active spur, not currently in use
- **Lighting:** LED on dock and sodium lights in the ambient sections. LED in the cooler areas
- **Roof:** Rubber membrane
- **Cooler Information:**
 - Temperature range: 32–40 degrees
 - Cooler Bulk Pallet Positions: 1100
 - Cooler Racking Pallet Positions: 932 (60" rack heights)
 - Total Cooler Positions: 2,740
- **Ambient Area Information:**
 - Temperature range: 32-80 degrees
 - Ambient Bulk Pallet Positions: 2,064
 - Ambient Racking Positions: 5,801 (80" rack heights)
 - Total Ambient Positions: 7,865

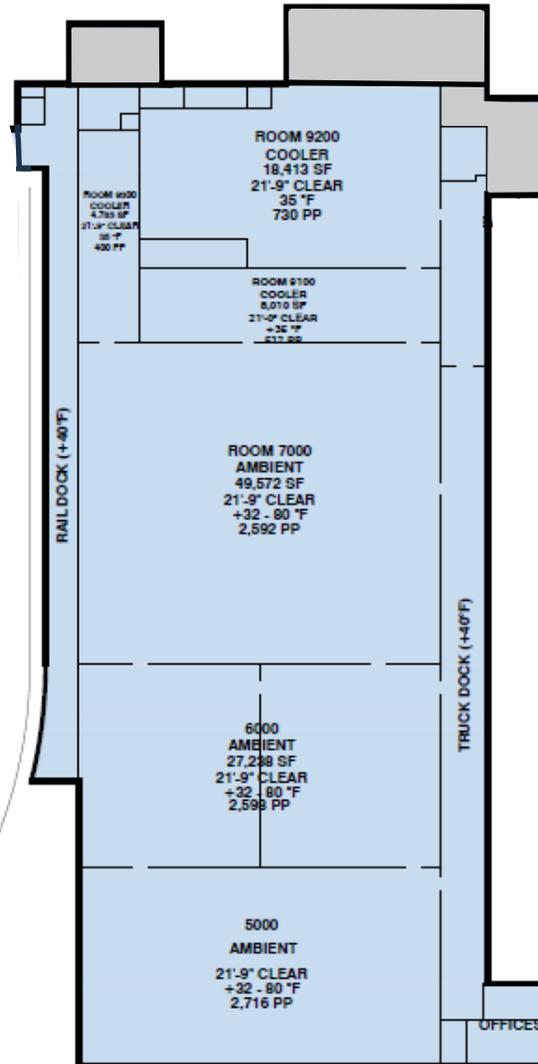


Site plan – Building 2

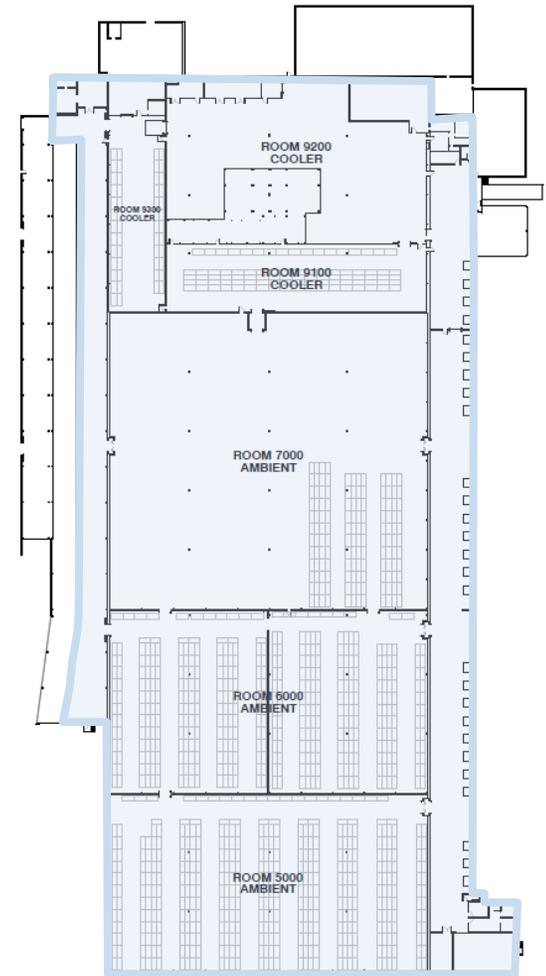
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Racking plan



Pallet Positions

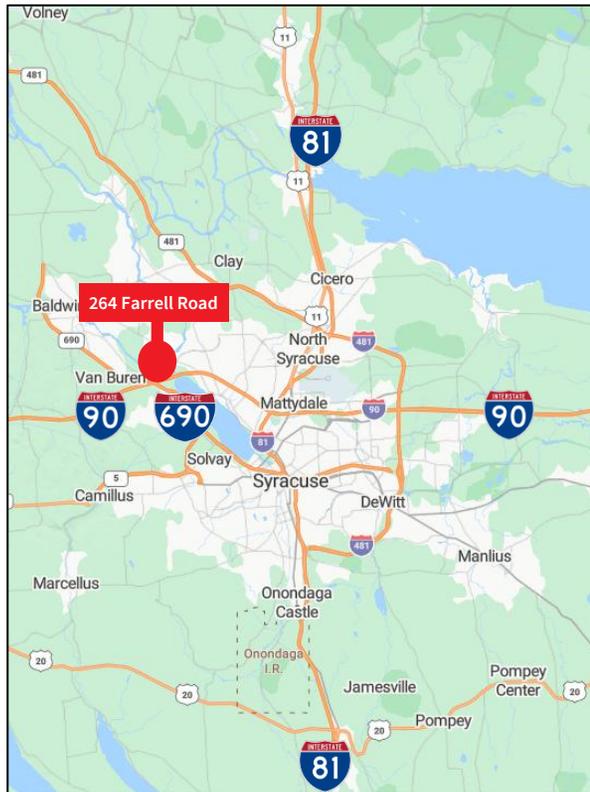
- Room 5000: 2650 - All Racked
- Room 6000: 2649 - All Racked
- Room 7000: 2566 - Racked 502, Floor 2064
- Room 9100: 512 - All Racked
- Room 9200: 723 - 82 Racked ,641 Floor
- Room 9300: 402 - 338 Racked ,64 Floor



Rail Line

Location

This industrial facility in Syracuse, NY is ideally located less than one mile to I-690, 2.5 miles to I-90 and 9 miles to I-81. With an attractive labor pool as well as municipal infrastructure, the site is well suited to support both manufacturing and logistics occupiers.



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