



# For Sale

## Building Specifications

- Available Space: 85,974 SF
- Warehouse Space: ~80,000 SF
- Office Space: ~6,000 SF
- Acreage: 7.39 acres
- Ceiling Heights: 17' 9" at the eaves; 23' 10" at the peak
- Column Spacing: 40' x 18'
- Loading Docks: Five (5) total doors: 2 - Interior bay spaces w/ 65' depth; 1 - 8' x 8' dock high w/ leveler; 1 - 12' x 18' drive-in; and 1 - 14' x 16' interior loading bay
- Sprinklers: Wet
- Construction: Floors: 6"+ concrete; Walls: Insulated metal panel; Columns: Steel
- Lighting: Metal Halide
- Year Built: Circa 1970
- Zoning: Industrial 1

**85,974 SF Available on  
7.39 acres**

**7189 Henry Clay Blvd,  
Liverpool, NY**

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Located less than 1.5 miles from I-90 - NYS Thruway

## 7 Miles to Syracuse

## 85 Miles to Rochester

## 146 Miles to Albany

## 147 Miles to Buffalo

## 242 Miles to Toronto

**253 Miles**  
to New York City

## 255 Miles to Hartford

## 312 Miles to Boston

**50-mile radius**  
Total population: 1,224,297

**150-mile radius**  
Total population: 7,433,447

**250-mile radius**  
Total population: 47,258,595

