

FLEX BUILDING - FOR SALE

506 Old Liverpool Road, Liverpool, NY 13088

SALE PRICE: \$2,300,000



37,711 SF | 2.46 ACRES | 121 PARKING SPACES | 2 OVERHEAD DOORS | 3-PHASE 1600 AMP

CONTACTS

MARK BETHMANN

BellCornerstone

315.579.0045

mbethmann@bellcornerstone.com

DAN LYNCH

BellCornerstone

315.498.1600

dlynch@bellcornerstone.com



LOOPNET LINK

BUILDING 1: 23,345 SF

BUILDING 2: 12,870 SF

FLOOR PLAN

AREA A 5,380 SF

AREA B 4,485 SF

AREA C 3,333 SF

AREA D 4,030 SF

AREA E 3,930 SF

AREA F 12,010 SF

COMMON-PUBLIC 600 SF

COMMON-PUBLIC 2,185 SF

MEN

WOMEN

MECH ROOM 10' x 10'

ELECTRICAL 10' x 10'

PANTRY 10' x 10'

BATHROOM 10' x 10'

CORRIDOR

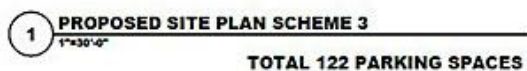
STAIRS

POSSIBLE LOCATION OF CLIMATE CONTROL UNIT AND VENTILATION ROOF-SPACE ONE ROOFSIDE ABOVE [TYP]

SPARKER RIVER 8'-6" X 12'-6"

CEILING EXISTING

BELLCORNERSTONE
Commercial Real Estate
www.BellCornerstone.com



Mark Bethmann, BellCornerstone
315.579.0045 | mbethmann@bellcornerstone.com

PROPERTY OVERVIEW

506 Old Liverpool Road, Liverpool, NY 13088



PROPERTY FEATURES

Property Type:	Flex
Year Built:	1960, Renovated 2021
Building SF:	37,711 SF
Site Size:	2.46 Acres
Floors:	1
Clear Height:	13'6"
Parking:	Ability to expand the parking lot up to 121 cars
Exterior Docks:	2 Overhead Doors, 10'W x 12'H
Power:	Three-phase, 1600 Amp
Fiber Optics:	3 separate fiber optic service feeds
Traffic Count:	15,723 AADT



**506 Old Liverpool Road,
Liverpool, NY 13088**

BELLCORNERSTONE

Commercial Real Estate

FOR MORE INFORMATION:

Mark Bethmann
BellCornerstone
315.579.0045
mbethmann@bellcornerstone.com

Dan Lynch
BellCornerstone
315.498.1600
dlynch@bellcornerstone.com

DISCLAIMER: The information contained in this flyer has been prepared to provide summary information and to establish a preliminary level of interest in the subject property. The information contained herein is for informational purposes only and does not constitute an offer to sell, lease, or sublease, nor is it a solicitation for same.