

INDUSTRIAL DEVELOPMENT OPPORTUNITY FOR SALE



\$695,000

2.77± Acres | I-1 Industrial

**7785 Henry Clay Blvd
Liverpool, NY 13090**



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LICENSED REAL ESTATE BROKER

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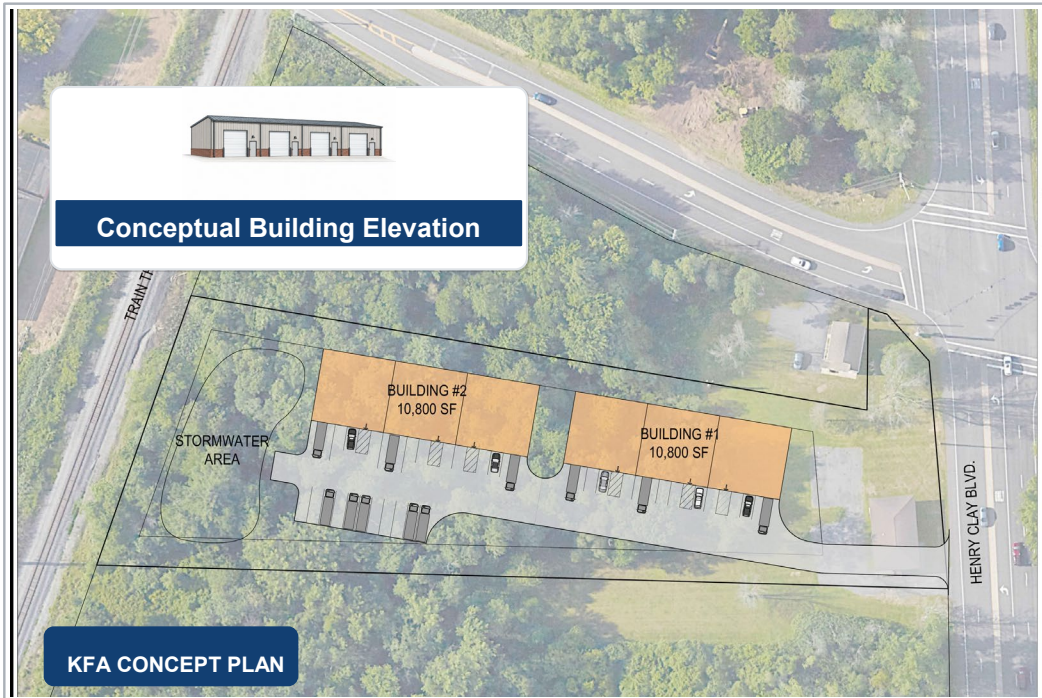
PAPYRUS REAL ESTATE SOLUTIONS, LLC
7207 East Genesee Street
Fayetteville, NY 13066

- 2.77± acre industrial development site in Clay.
- Zoned Industrial I-1 and relatively flat.
- Henry Clay frontage just south of the signalized Wetzel Road intersection.
- ±1,560 SF existing office building.
- Rail corridor immediately along the western edge
- Sewer infrastructure along southern edge of property.
- Potential of up to 21,800 SF Flex Industrial.
- 2.8 Miles to Micron(7 min drive)

Conceptual improvements are preliminary and subject to municipal review, engineering and all required approvals.

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SITE / DEVELOPMENT OVERVIEW



I-1 INDUSTRIAL 1

Representative Uses

Site Plan Approval

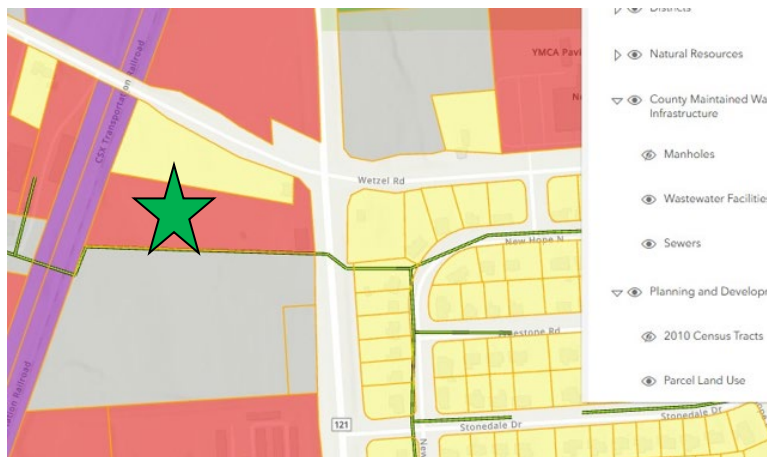
- Warehouse
- Manufacturing
- Wholesale
- Public self-storage
- Office building (15,000+ SF)

Special Permit Examples

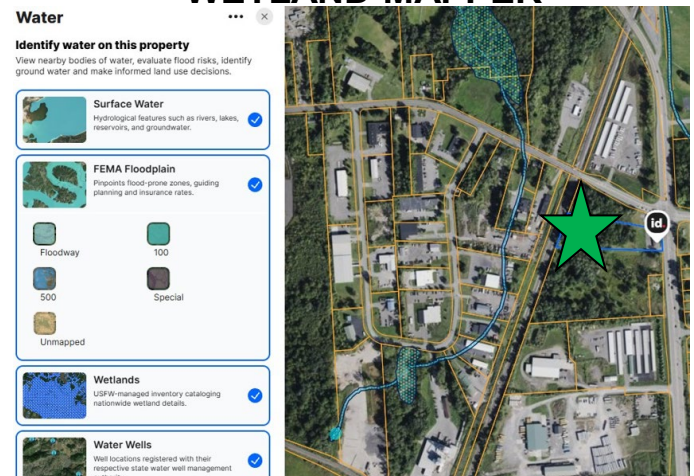
Contractor service yard
Trucking terminal
Motor vehicle rental / storage
Hospital / clinic

- The offering is the irregular 2.77± acre configuration shown on the concept plan — not the entire Wetzel Road corner parcel.
- The concept plan illustrates 21,600 SF of potential new industrial / flex development plus parking, drive aisles and stormwater area.
- The existing office building remains on the Henry Clay Boulevard frontage. Is very serviceable currently used as insurance carrier executive offices.
- Plan notes that the NYSDEC Wetland Mapper shows no wetlands on the proposed site.

ZONING & SEWER



WETLAND MAPPER



BOUNDARY NOTE: Marketing outline is approximate and is based on project planning information. Survey, deed and legal description control. Buyers should independently verify parcel configuration, zoning, utilities and development approvals.