



Office Property For Sale

6007 Fair Lakes Road

East Syracuse, NY 13057

EXECUTIVE SUMMARY

The Cameron Group is pleased to exclusively market for sale a multi-tenant office property located in the Pioneer Business Park in East Syracuse, NY. The 32,406 SF single story office building is conveniently located—only 15 minutes east of Syracuse's downtown, within minutes from Syracuse International Airport, and easy access to Routes 481, I-690, I-81 and Exits 34A and 35 of NYS Thruway.



Investment Highlights

- NYS Thruway (I-90) visibility. Park atmosphere including ponds, walking paths and picnic areas.
- 100% occupied property— 6,100 SF may be converted to owner occupant
- 139 parking spaces on 4.52 acres
- New roof and HVAC units in 2016
- Close proximity to Hilton Garden Inn, Homewood Suites, Hampton Inn
- Overhead door allowing for truck loading — 1,239 SF of Flex Space
- Tenants include: HCR Home Care, Level 3 Communications, Dormitory Authority of the State of NY and Cameron Group, LLC.

For More Information:
Carole Iseneker
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(315)725-6212



Cameron Group LLC
6007 Fair Lakes Road, Suite 100
East Syracuse, NY 13057
Cameronllc.com



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Price:	\$2,714,000
Building Size:	32,406 SF
Price/SF:	\$83.75
Property Type:	Office
Property Sub-type:	Office Building—Business Park
Property Use Type:	Owner-User, Investment
Cap Rate:	8.5%
Occupancy:	100%
No. Stories:	1
Building Class:	B
Tenancy:	Multiple
Year Built:	1989
Lot Size:	4.52 acres
Parking:	139 spaces
Property Tax ID:	027.-01-01.4

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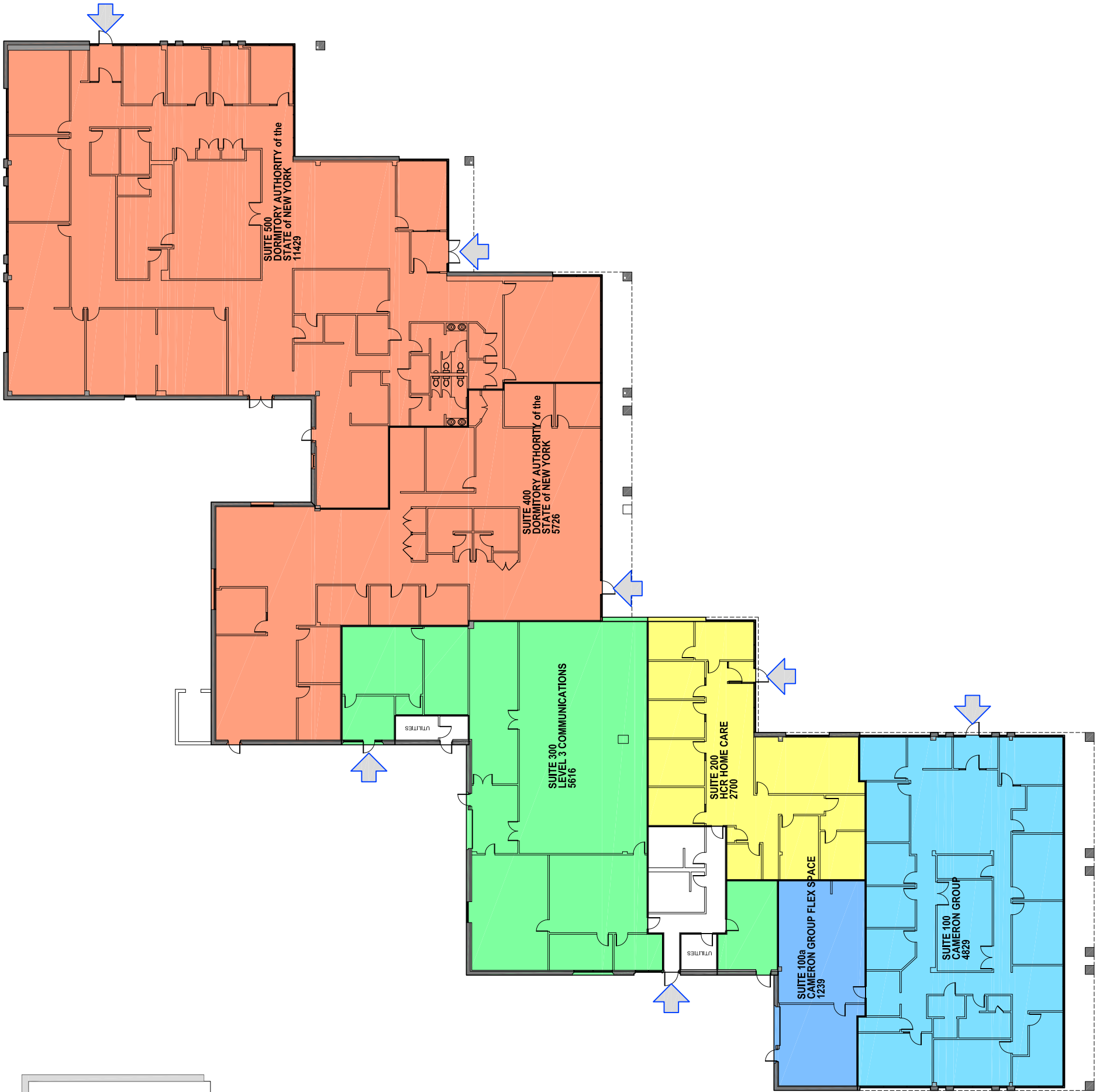
6007 Fair Lakes Road

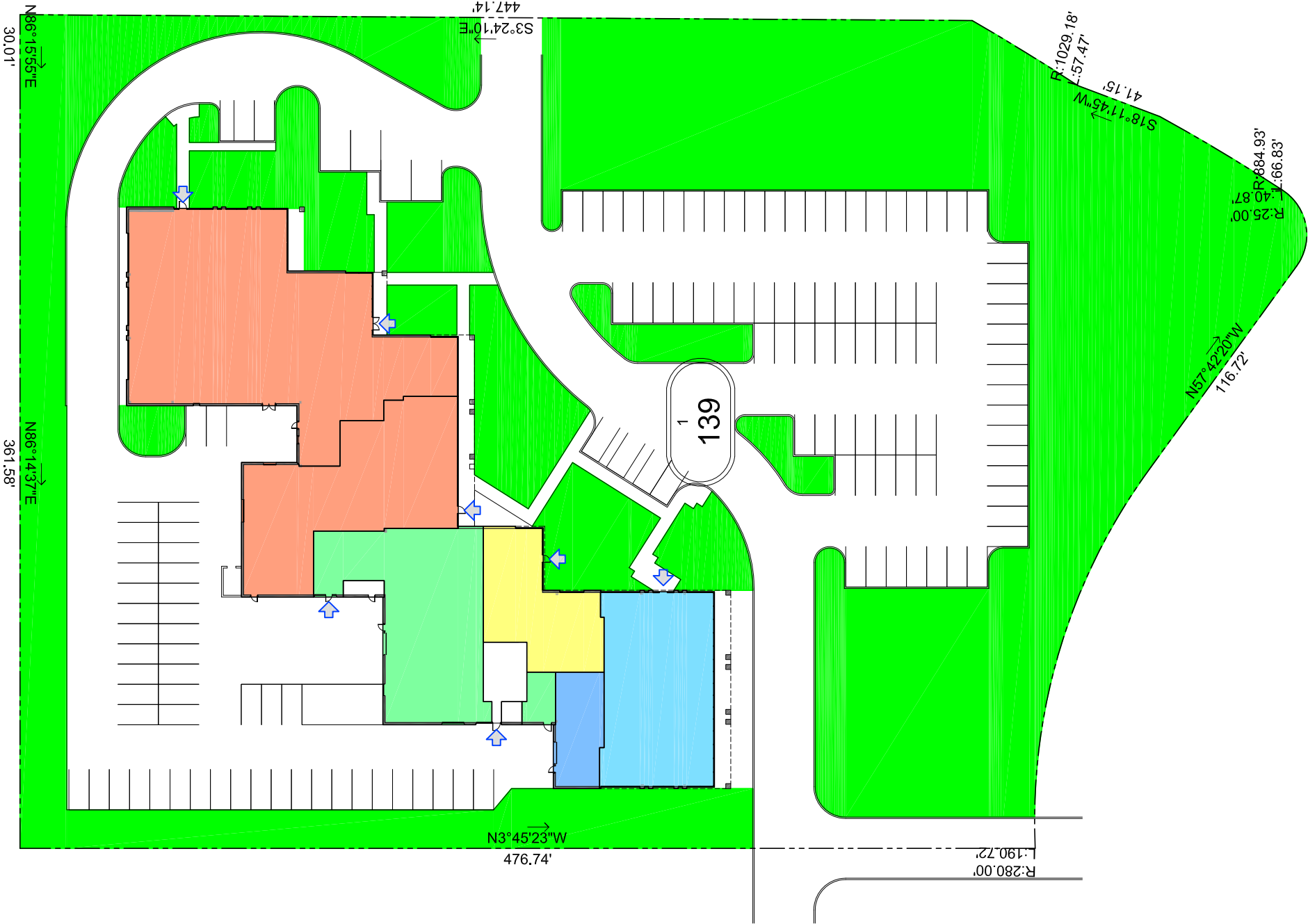
in the

Pioneer Business Park



LEASE AREAS		
Suite 100 - Cameron Group	6,068 sf	
Suite 200 - HCR Home Care	2,700 sf	
Suite 300 - Level 3 Communications	5,616 sf	
Suite 400 - DASNY	5,726 sf	
Suite 500 - DASNY	11,429 sf	
Common Area	616 sf	
Building Utilities	251 sf	
Total Building Area		32,406 sf







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