

**Medical / Office Space**  
**2,500 – 6,500 Sq Ft Available**  
**Front of Multi-Tenant Office Building**

**7453 Morgan Road**  
**Liverpool, NY. 13205**

**CLOSE TO AMAZON CLAY FACILITY - PRIME SPACE FOR LEASE**



**Property Details:**

- Main Space is currently available at 5,000 SqFt.
- The above 5,000 SqFt is easily divisible to @ 2,500 SqFt.
- Addtl. 1,500 SqFt avail. from adj. Tenant downsizing(onsite).
- Landlord improvements to include carpet tile, paint, ceiling & lighting upgrades.
- 60 Shared parking spaces with adjacent Tenants(IT company & small dental 1 doctor practice).
- Existing design includes 4 offices, 1 large training/conf. space, 3 large open desk spaces, 3 restrooms & 2 kitchenettes.
- Includes separate customer & employee entrances with secure entry window for lobby.
- Front signage on main building facing Morgan Road.
- Rent includes taxes, property insurance, common area & water. Plus Utilities at \$2.50 psf.



A Subsidiary of Smartcore Consulting, LLC.  
[www.mikebarneymangement.com](http://www.mikebarneymangement.com)

5015 Campuswood Drive – Suite 101 - East Syracuse, NY 13057

315-877-5113 Mobile | 315-634-5033 Office | [ScottDumas107@gmail.com](mailto:ScottDumas107@gmail.com)

**\$15 – 16.50 PSF Plus Utilities**



**Medical / Office Space**  
**2500 – 6,500 Sq Ft Available**  
**Front of Multi-Tenant Office Building**

**7453 Morgan Road**  
**Liverpool, NY. 13205**

**CLOSE TO AMAZON CLAY FACILITY - PRIME SPACE FOR LEASE**



**Mike  
Barney  
Management**

A Subsidiary of Smartcore Consulting, LLC.  
[www.mikebarneymangement.com](http://www.mikebarneymangement.com)

5015 Campuswood Drive – Suite 101 - East Syracuse, NY 13057

315-877-5113 Mobile | 315-634-5033 Office | [ScottDumas107@gmail.com](mailto:ScottDumas107@gmail.com)