

FOR SALE

373 East Avenue
Oswego, New York 13126



Warehouse/Flex Building



18,500± SF Warehouse/Flex

Property Highlights

- 18,500± total square feet
 - 300± SF office
 - 18,200± SF warehouse
- Situated on 4.55 acres with 618' frontage on Route 104
- Large open and level lot
- Heavy 800Amp/3 Phase power
- Warehouse has 18' ceiling height and is well insulated
- 4 exterior docks and a ramped-up drive-in
- Large open covered storage area at dock height
- Well located within Oswego city limits, minutes to downtown Oswego
- Can be bought with 13,720± SF buildings across the street

Contact

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Demographic	1 Mile	3 Miles	5 Miles
Population	6,559	22,599	30,718
Households	2,613	9,429	11,796
Average H.H. Income	\$69,463	\$73,827	\$76,922
Daytime Employees	2,889	12,481	13,727

Source: ESRI Business Analyst 2023

Traffic Counts	
East Avenue	4,456 AADT

Source: NYS DOT 2019

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373 East Avenue | Oswego, New York



Heavy power



Insulated clear span warehouse



Loading docks and drive-in



Large yard space and frontage on Route 104



Covered dock area



View facing west

FOR SALE

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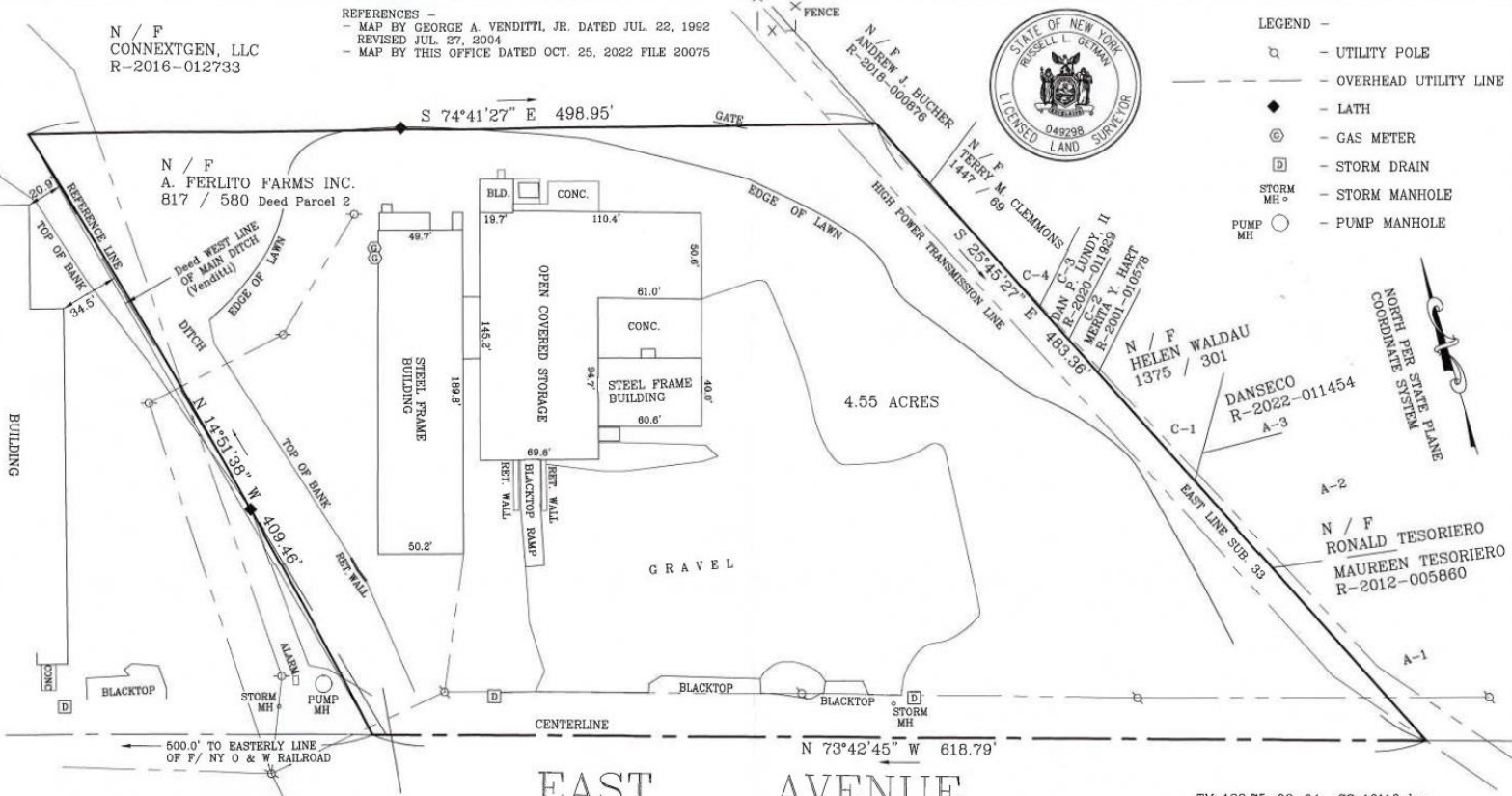


REFERENCES -
- MAP BY GEORGE A. VENDITTI, JR. DATED JUL. 22, 1992
REVISED JUL. 27, 2004
- MAP BY THIS OFFICE DATED OCT. 25, 2022 FILE 20075

N / F
CONNEXTGEN, LLC
R-2016-012733



- LEGEND -
- ⊕ - UTILITY POLE
 - - OVERHEAD UTILITY LINE
 - ◆ - LATH
 - ⊙ - GAS METER
 - ⊠ - STORM DRAIN
 - ⊙ - STORM MANHOLE
 - ⊙ - PUMP MANHOLE



EAST AVENUE
alias COUNTY ROUTE 4 alias HALL ROAD

TM 128.75-02-04 CC 10110.dwg

MAP OF -
 PART OF SUBDIVISION 33
 LOTS 1 & 2 HAMILTON'S GORE
 CITY OF OSWEGO
 OSWEGO COUNTY, NEW YORK

RUSSELL L. GETMAN
 LICENSED LAND SURVEYOR
 1324 COUNTY ROUTE 7
 OSWEGO, NEW YORK 13126
 OFFICE (315) 564-5790

SCALE 1" = 60'
 DATE OCT. 25, 2022
 FILE No. 18033 B

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 - SUBJECT TO ANY FACTS AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE WILL SHOW
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THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON, COMPLETED OCT. 25 20 22

OSWEGO, NY JAN. 19 20 23

LICENSED LAND SURVEYOR
 L. S. No. 49298

FOR SALE

373 East Avenue | Oswego, New York



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