

FOR SALE

384 East Avenue
Oswego, New York 13126



Warehouse/Flex Buildings



13,720± SF Warehouse/Flex

Property Highlights

- 13,720± total square feet
 - 1,000± SF office
 - 800± SF house/office
 - 10,000± SF main warehouse
 - 1,920± SF warehouse 2
- Situated on 5.18 acres with 495' frontage on Route 104
- Main warehouse has 2 drive-ins and 1 loading dock
- 3 phase power
- 18,500± SF buildings across the street available for sale together or separately
- Well insulated and maintained buildings
- Great location, minutes to downtown Oswego

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

5845 Widewaters Pkwy, Suite 200
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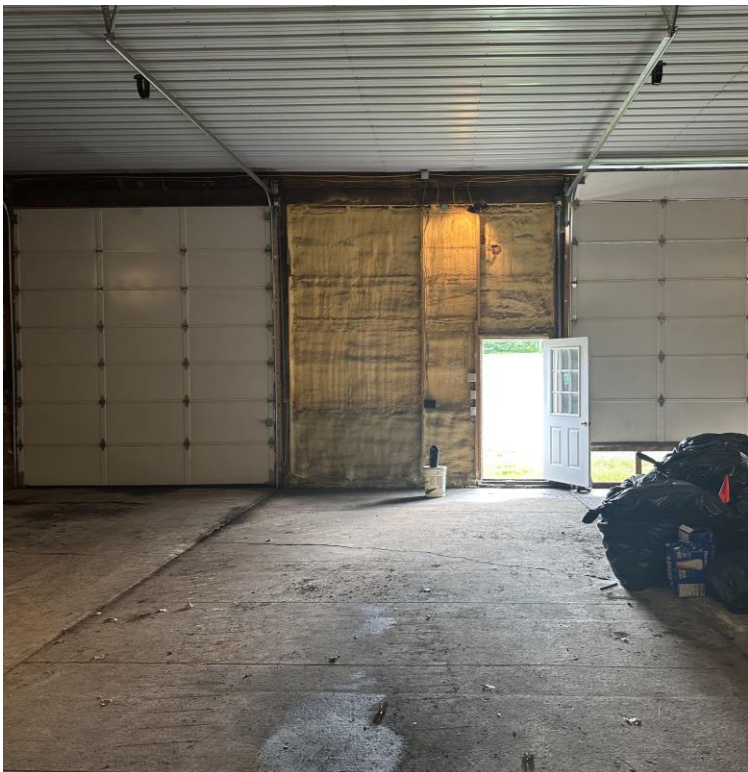
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Dock and drive-ins



Frontage on East Avenue



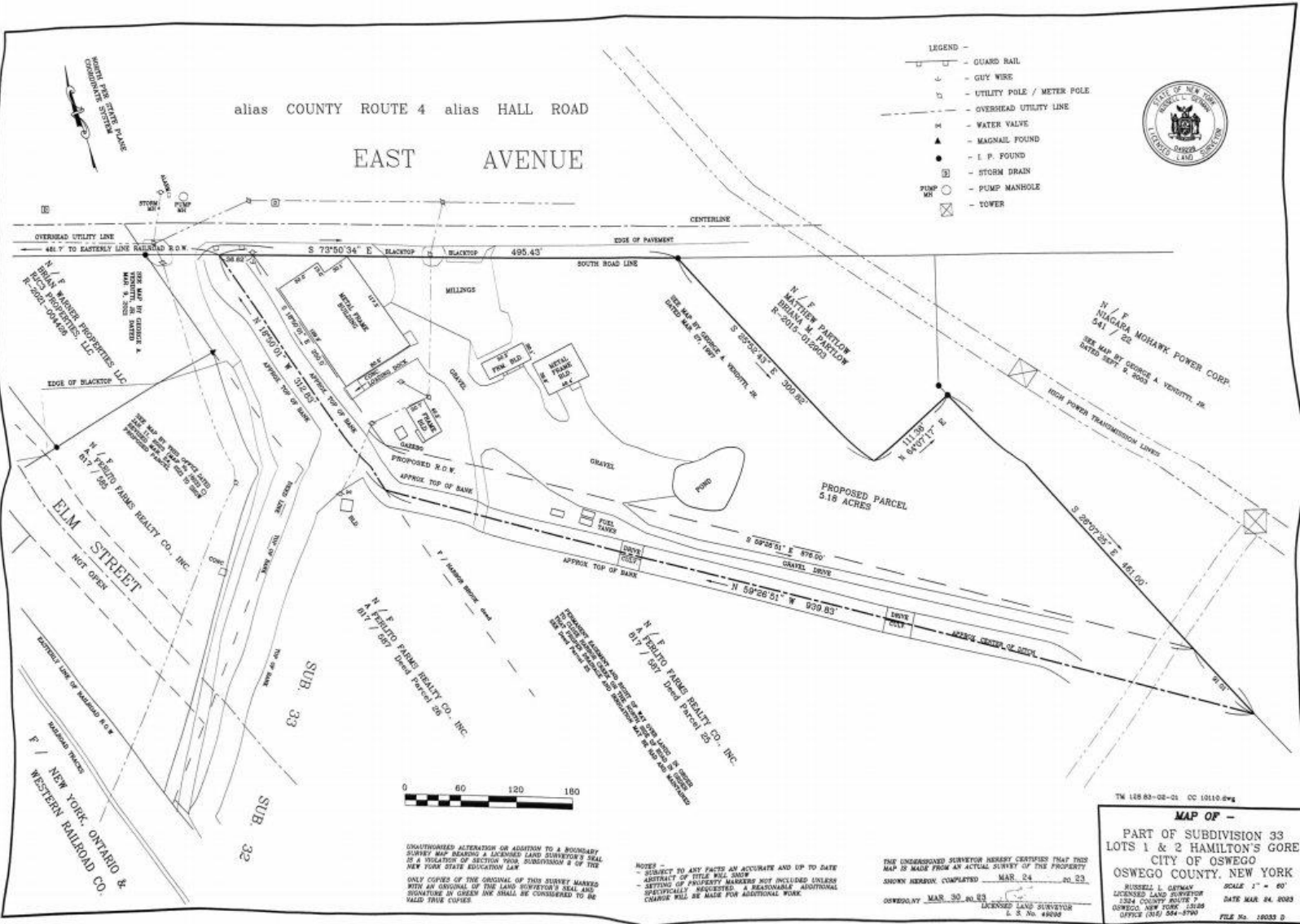
Drive-in doors



Insulated warehouse

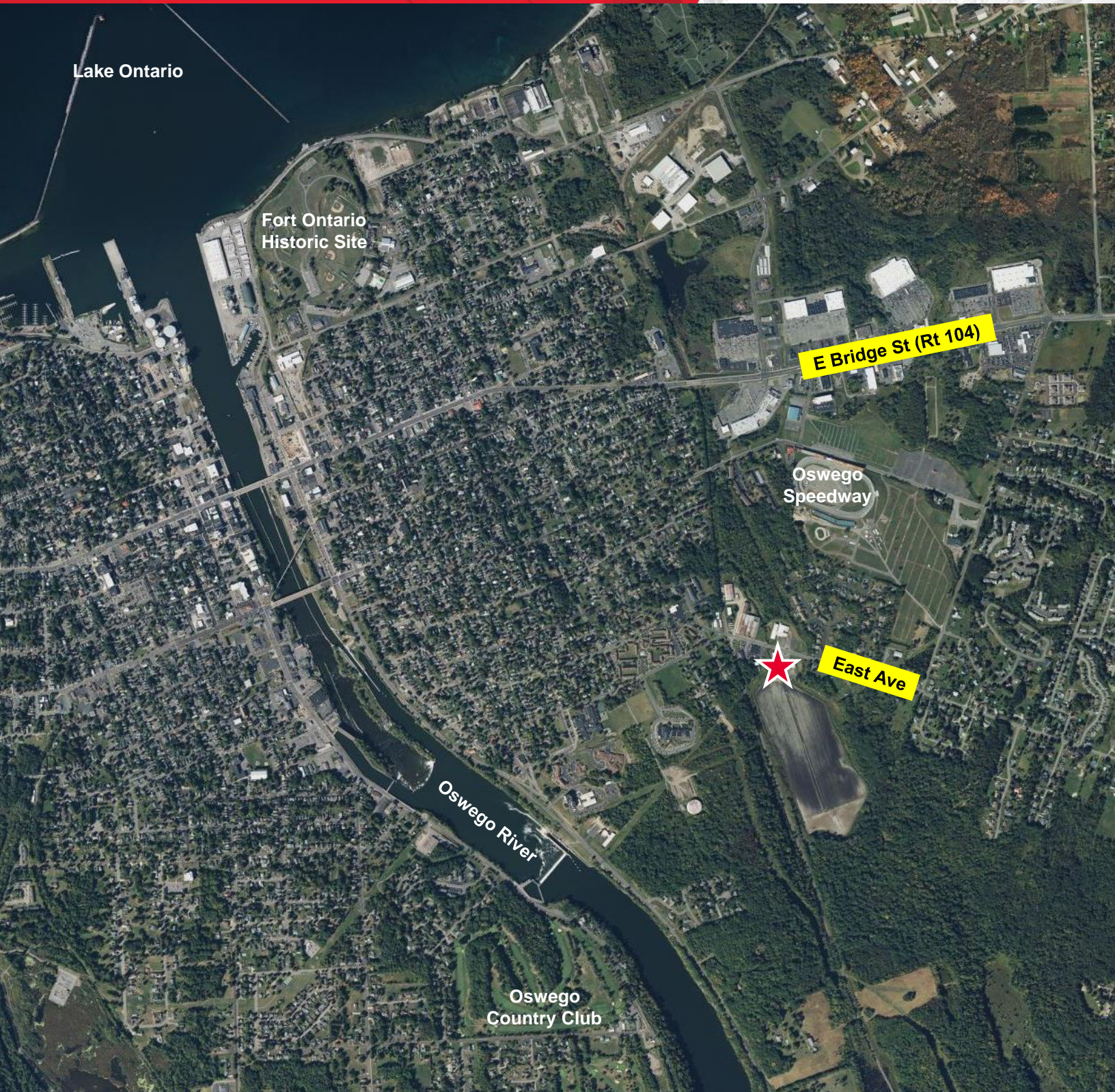
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Lake Ontario

Fort Ontario
Historic Site

E Bridge St (Rt 104)

Oswego
Speedway

East Ave

Oswego River

Oswego
Country Club