



**KIRBY, CARROLL**  
— & ASSOCIATES —  
COMMERCIAL REAL ESTATE

# Property For Lease or Sale

*5 Lumber Way  
Liverpool, NY*

For more information on  
this property call:

**James D. Kirby**  
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## **CLASS "A" OFFICE BUILDING**

- Office Space includes 2 Executive Suites
- 21,000+/- Gross Sq. Ft.
- 14,250 Office Space
- 6,400 Warehouse/Flex Space
- 2 Story layout with Elevator
- 5 Loading Docks, High Ceilings
- Ample Parking for 50 vehicles
- Grounds Nicely Landscaped
- Easy Access to Major Highways
- Lease Rate \$8.00/Sq. Ft. NNN
- Offered for Sale @ \$1,100,000