

103 Commerce Boulevard

Liverpool, NY 13088

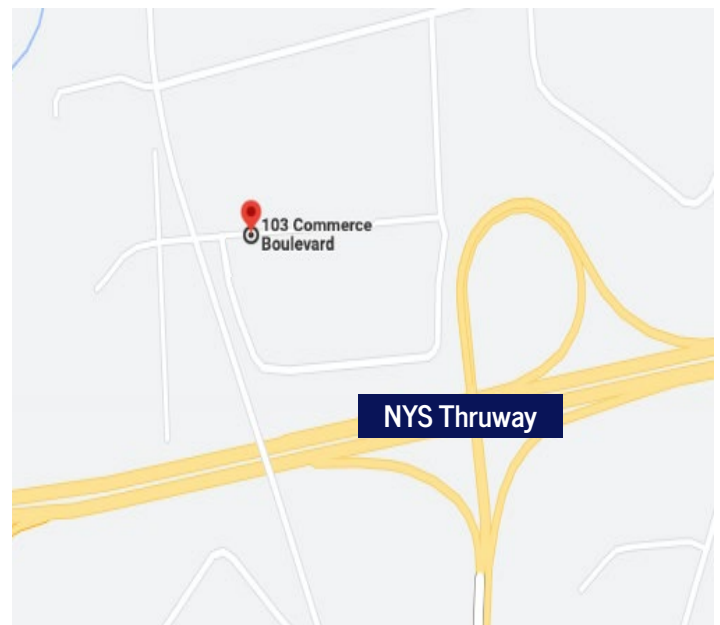
Class A Office Space

PEMCO Group Leasing
315.476.1273
leasing@pemcogroup.com
PemcoGroup.com



18,190 SF AVAILABLE

- Available office space
- Excellent Location
- Close to major highways
- Single Space
- Open layout
- Building size: 60,000 SF
- Closed loop heat system with electronic control
- Total parking: 300+ cars



Development & Leasing:

Peter Muserlian, Jr.
Licensed Real Estate Sales Person
e: pmuserlianjr@pemcogroup.com

Li: #10401245208

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OTHER FEATURES

Class 10,000 Clean Room

Controlled environment minimizing airborne contamination, essential for precision industries like pharmaceuticals and semiconductors.

Computer Room Halon Fire Suppression System

Protects sensitive electronics with residue-free fire suppression, ensuring equipment safety.

Nitrogen Gas System

Provides an inert atmosphere for chemical processes, purging, and oxidation prevention.

DI Water System

Delivers ultra-pure, ion-free water for laboratory applications requiring high cleanliness standards.

Air System

Advanced HVAC system maintaining temperature, humidity, and air quality for optimal lab conditions.

ESD Flooring

Static-dissipative flooring to prevent electrostatic damage in labs and electronics manufacturing.

ICP Equipment

High-precision material analysis using plasma ionization for environmental, metal, and semiconductor testing.

18,190 SF FLOOR PLAN



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Office Space for Lease

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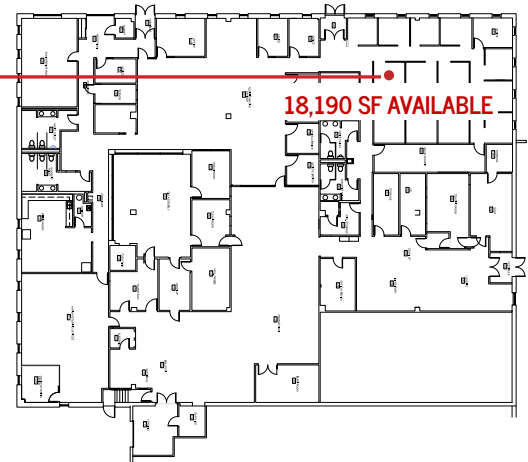
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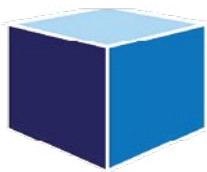
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