



# 34 WRIGHT AVE AUBURN, NY 13021

INDUSTRIAL PROPERTY  
OWNER USER

Ryan Jenkins  
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OFFERING MEMORANDUM

# EXCLUSIVELY *PRESENTED BY*




## Ryan Jenkins

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## Ironhorn Enterprises

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 5912 N Burdick St,  
East Syracuse, NY 13057



## PROPERTY OVERVIEW

Executive Summary  
Investment Highlights

## FINANCIAL OVERVIEW

Financial Summary  
Rent Roll  
Tenant Summary

## LOCATION OVERVIEW

About Auburn, NY  
Demographics  
Map

# EXECUTIVE SUMMARY

34 Wright Ave presents a substantial owner user industrial opportunity totaling 49,026 SF across 2 buildings, situated on 3.05 acres in Auburn's established industrial district. Built in 1949, the property offers functional infrastructure including 18-foot clear heights, eight drive-in doors, and eight exterior dock positions, supporting a wide range of manufacturing, warehousing, and distribution uses.

Strategically located just minutes from NY-34, NY-5, and the NYS Thruway (I-90), the property offers excellent regional connectivity to Syracuse, Rochester, the Finger Lakes, and Central New York's major labor and logistics hubs. Its strong transportation access, combined with its large contiguous footprint, loading capabilities, and flexible multi-tenant layout, make 34 Wright Ave a compelling acquisition for owner-users or investors seeking scalable industrial space in a well-positioned and accessible Central New York location.



## THE OFFERING

<b>Building SF</b>	49,026 SF
<b>Year Built</b>	1949
<b>Lot Size (Acres)</b>	3.05
<b>Parcel ID</b>	115.73-1-5.1
<b>Zoning Type</b>	Industrial
<b>Clear Height</b>	18'
<b>Drive Ins</b>	8
<b>Docks</b>	8

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# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** The property offers excellent regional connectivity with quick access to NY-34, NY-5, and the NYS Thruway (I-90), linking Auburn to Syracuse, Rochester, and major Central New York logistics hubs.



**Expansive Space:** A single-story 49,026 SF floor plate on 3.05 acres provides efficient, scalable space ideal for both owner-users and multi-tenant configurations.



**Strategic Features:** With eight drive-in doors, 150 parking spaces, and ample yard and circulation area, the site supports high operational throughput and logistical convenience.



**Industrial Infrastructure:** Eighteen-foot clear heights, masonry construction, and eight exterior loading docks offer robust industrial capabilities suited for manufacturing, warehousing, and distribution operations.



**Zoning Advantage:** Industrial zoning supports a wide range of heavy-duty uses, including manufacturing, processing, distribution, and equipment storage.



# FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
<b>GROSS REVENUE</b>						
BASE RENTAL REVENUE	\$279,972	\$286,383	\$294,784	\$303,432	\$312,336	\$321,501
TAX & INS	\$17,152	\$17,495	\$17,845	\$18,202	\$18,566	\$18,937
EFFECTIVE GROSS REVENUE	\$297,124	\$303,878	\$312,629	\$321,634	\$330,901	\$340,438
<b>OPERATING EXPENSES</b>						
PROPERTY TAX	\$52,282	\$53,328	\$54,394	\$55,482	\$56,592	\$57,724
INSURANCE	\$17,159	\$17,502	\$17,852	\$18,209	\$18,574	\$18,945
TOTAL OPERATING EXPENSES	\$69,441	\$70,830	\$72,247	\$73,691	\$75,165	\$76,669
NET OPERATING INCOME	\$227,683	\$233,048	\$240,382	\$247,943	\$255,736	\$263,769

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# RENT ROLL

## 34 WRIGHT AVE RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Currier	9,000	\$37,800	\$4.20	09/23/2025	09/23/2030
Space 2	Unity House	10,626	\$218,172	\$20.53	02/26/2018	02/26/2032
Space 3	Sasquatch Welding & Metal Works LLC	3,500	\$24,000	\$6.86	01/01/2026	12/31/2030
Space 4	Vacant	13,624				
<b>TOTAL</b>		<b>49,026</b>	<b>\$279,972</b>			



# TENANT SUMMARY

**Currier Plastics, Inc.**

**CURRIER**

Currier provides custom injection molding, custom blow molding, tooling, and design engineering for industries including: healthcare, packaging, and more!

## LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	09/23/2025
Lease Expiration	09/23/2030
Base Term Remaining	5 years
Options	Extension Term
Rental Increase	2.5% Annually

**Unity House**



Unity House, founded in 1977, supports people in recovery from mental illness, developmental disabilities, and substance use disorders through housing, care, and employment services. Serving over 700 individuals in central New York, it focuses on person-centered support that empowers people to live fulfilling, independent lives.

## LEASE OVERVIEW

Lease Type	Gross Net
Lease Commencement	02/26/2018
Lease Expiration	02/26/2032
Base Term Remaining	5 years
Options	-
Rental Increase	3% Annually

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# TENANT SUMMARY

## **Sasquatch Welding & Metal Works LLC**

Sasquatch Welding and Metal Works provides high-quality, precision welding for residential and commercial needs. Our experienced team uses modern equipment to deliver reliable results on every project.

### **LEASE OVERVIEW**

<b>Lease Type</b>	Triple Net
<b>Lease Commencement</b>	01/01/2026
<b>Lease Expiration</b>	12/31/2030
<b>Base Term Remaining</b>	5 years
<b>Rental Increase</b>	3% annually

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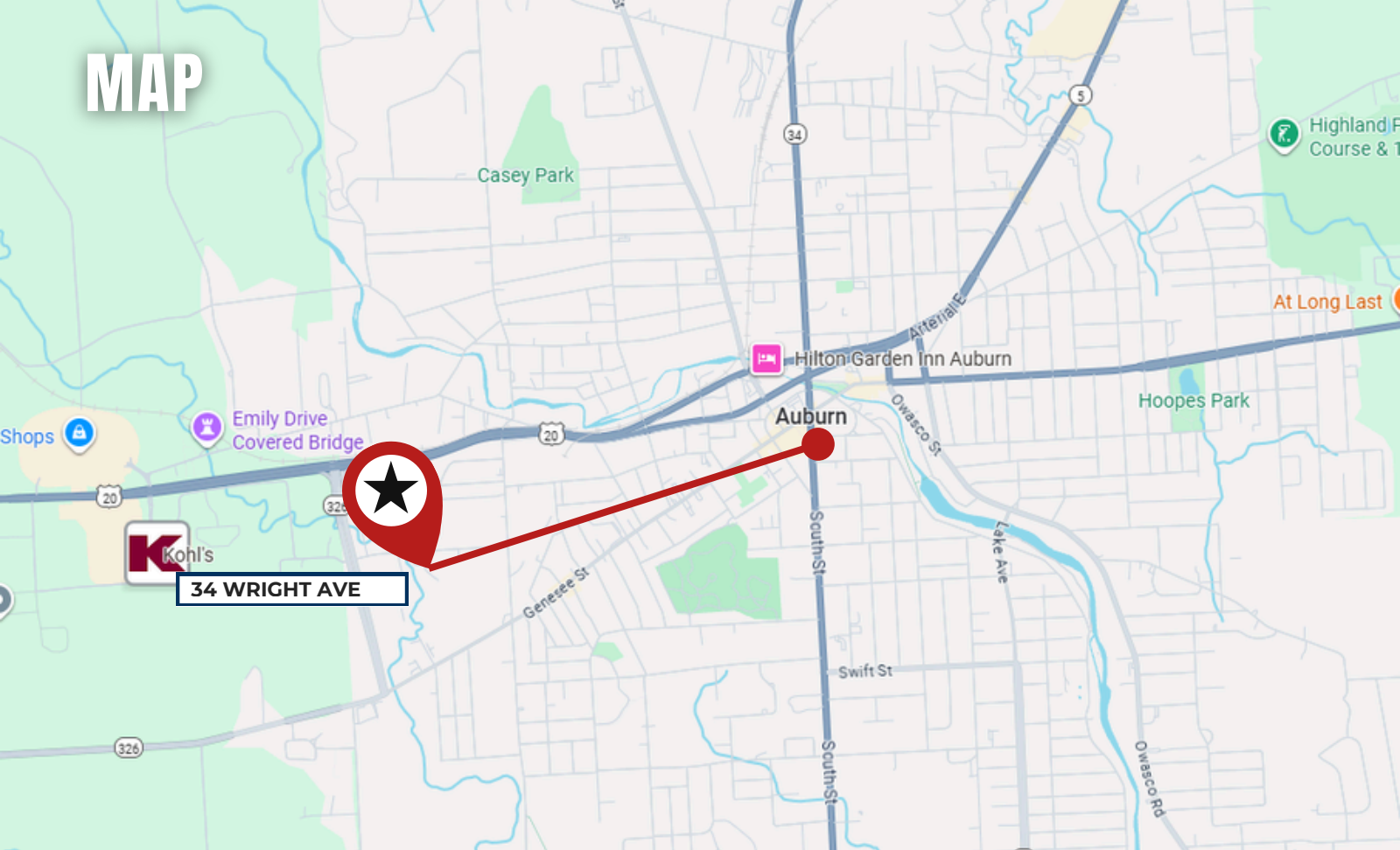


# ABOUT AUBURN, NY

Auburn, NY is a strategically positioned industrial market in the Finger Lakes region, offering excellent access to NY-34, NY-5, and the NYS Thruway (I-90), making it an efficient hub for manufacturing, warehousing, and distribution. The city features a mix of legacy industrial buildings and adaptable flex/warehouse assets, with generally tight availability and cost-competitive occupancy compared to larger nearby metros. Supported by a stable regional workforce, proximity to Syracuse, and active economic development initiatives, Auburn continues to attract industrial and commercial users seeking scalable space, strong transportation connectivity, and favorable operating costs.

<b>POPULATION</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	8,451	31,802	36,380
<b>2024 ESTIMATE</b>	8,039	31,087	35,617
<b>2029 PROJECTION</b>	7,891	30,686	35,169
<b>HOUSEHOLD</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	3,345	13,,734	15,600
<b>2024 ESTIMATE</b>	3,206	13,465	15,318
<b>2029 PROJECTION</b>	3,146	13,273	15,103
<b>INCOME</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>AVG HOUSEHOLD INCOME</b>	\$52,576	\$68,314	\$73,229

# MAP



Casey Park

Highland Park Course & 1

At Long Last

Hilton Garden Inn Auburn

Hoopes Park

Auburn

Emily Drive Covered Bridge

Shops

Kohl's

34 WRIGHT AVE

Genesee St

Swift St

South St

Lake Ave

Owasco Rd

Owasco St

Arterial E

34

5

20

326

20

326

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## OFFERING MEMORANDUM

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