



**6741 OLD COLLAMER RD
EAST SYRACUSE, NY 13057**

INDUSTRIAL PROPERTY
OWNER USER

OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



Nathan Couse

Dispositions Officer



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Ryan Jenkins

VP of Dispositions



IronHorn Enterprises



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5912 N Burdick St,
East Syracuse, NY 13057

PROPERTY OVERVIEW

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FINANCIAL OVERVIEW

Operating Expenses

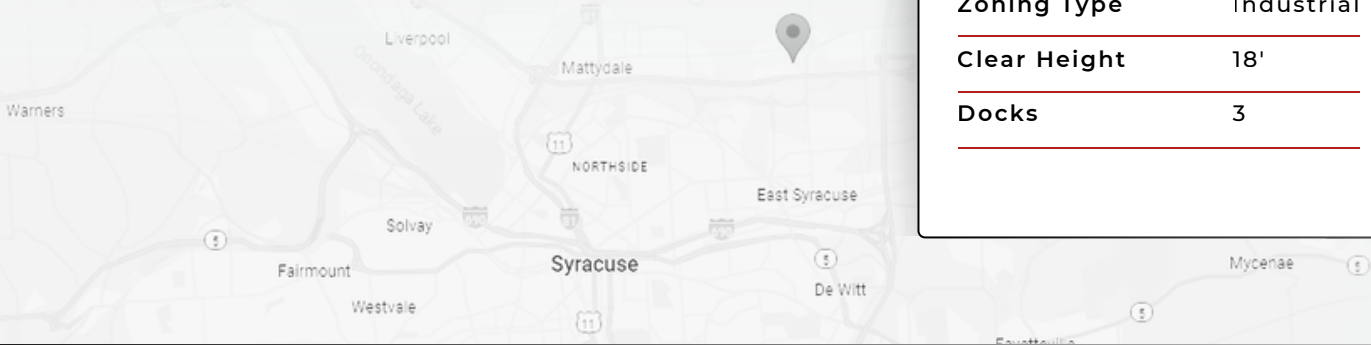
LOCATION OVERVIEW

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EXECUTIVE SUMMARY

6741 Old Collamer Rd in East Syracuse, NY offers a well-positioned 22,000 SF single-story industrial/flex facility on 1.57 acres, featuring 18-foot clear heights, three exterior loading docks, and an efficient open floor plan suitable for a wide range of production, warehousing, or distribution uses.. Ideally located just off Carrier Circle with immediate access to I-90, I-481, and major regional transportation routes, the site provides exceptional connectivity to Syracuse Hancock International Airport, Downtown Syracuse, and Central New York's strongest industrial labor and logistics networks—making it a compelling opportunity for users seeking a high-functioning, strategically connected industrial asset.



THE OFFERING

Building SF	22,000 SF
Year Built	1978
Lot Size (Acres)	1.57
Parcel ID	024.-05-13.1
Zoning Type	Industrial
Clear Height	18'
Docks	3

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Just off Carrier Circle with immediate access to I-90 and I-481, the site provides exceptional regional connectivity to Syracuse Hancock International Airport, Downtown Syracuse, and major logistics corridors.



Expansive Space: A single-story 22,000 SF floor plate on 1.57 acres delivers efficient, easily adaptable space for a variety of industrial and flex users.



Strategic Features: Thirty on-site parking spaces, strong visibility, and ample on-site circulation enhance operational convenience for single-tenant occupancy.



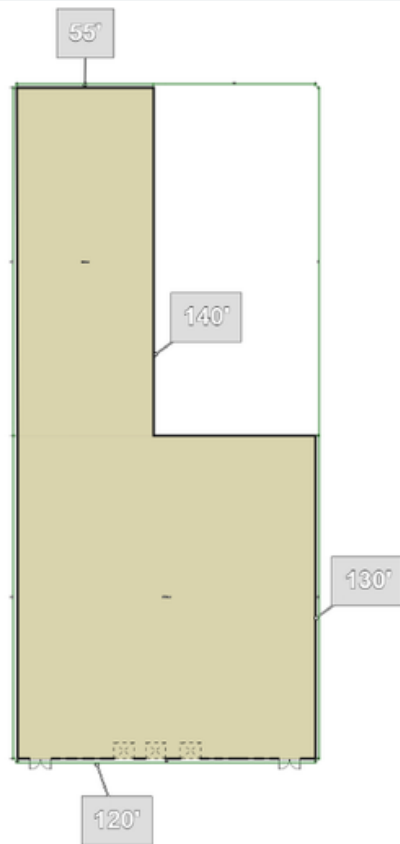
Industrial Infrastructure: The building offers 18-foot clear heights, durable masonry construction, and three exterior loading docks, supporting robust industrial functionality.



Zoning Advantage: Zoned O6, the property supports a wide range of industrial and commercial uses, offering flexibility for production, warehousing, and distribution operations.



FLOOR PLAN



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
OPERATING EXPENSES						
PROPERTY TAX	\$18,602	\$18,974	\$19,353	\$19,740	\$20,135	\$20,538
INSURANCE	\$7,700	\$7,854	\$8,011	\$8,171	\$8,335	\$8,501
TOTAL OPERATING EXPENSES	\$26,302	\$26,828	\$27,364	\$27,911	\$28,470	\$29,039

PHOTOS



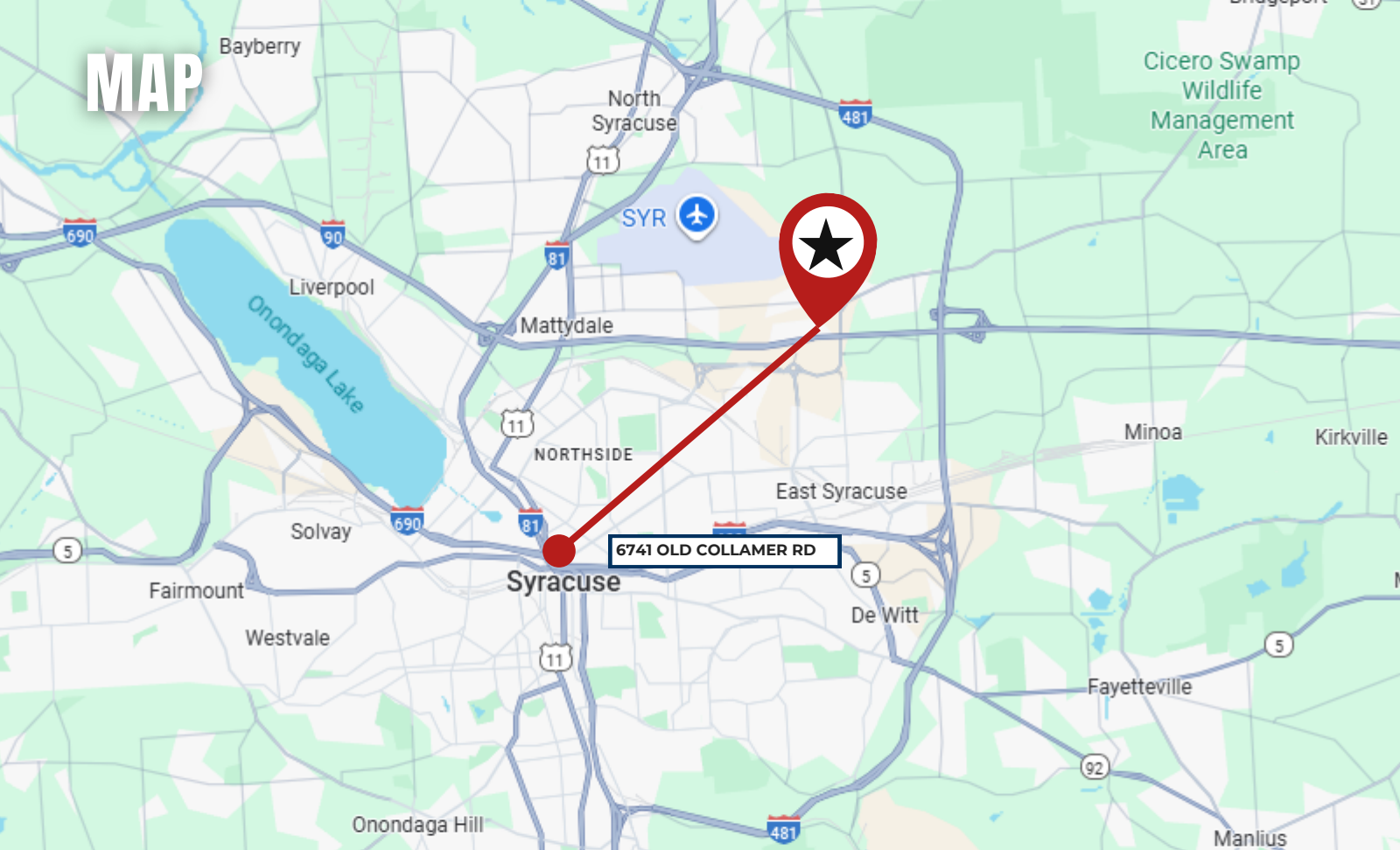
ABOUT SYRACUSE, NY

Syracuse, NY, offers a strong industrial real estate market driven by its strategic location in Central New York. The city benefits from excellent transportation infrastructure, including access to Interstate 81 and Interstate 690, which provide connectivity to key markets across the Northeast and Midwest. Syracuse is also served by Syracuse Hancock International Airport and a well-established rail network, making it a logistics hub for regional distribution.

The area has a diverse industrial base, including manufacturing, distribution, and technology sectors, with affordable land and competitive operating costs. This makes Syracuse an attractive option for companies seeking cost-effective space and a skilled labor force. With ongoing urban revitalization and a focus on infrastructure improvement, the industrial real estate market in Syracuse is poised for continued growth and investment opportunities.

POPULATION	1-MILE	3-MILE	5-MILE
2029 PROJECTION	142	62,523	171,798
2024 ESTIMATE	146	64,472	176,063
2020 CENSUS	151	67,942	180,930
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2029 PROJECTION	58	27,064	72,523
2024 ESTIMATE	60	27,952	74,345
2020 CENSUS	62	29,470	75,586
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	68,566	69,706	69,447

MAP



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