



# 1811 LEMOYNE AVE SYRACUSE, NY 13208

INDUSTRIAL PROPERTY  
OWNER USER


OFFERING MEMORANDUM

# EXCLUSIVELY *PRESENTED BY*



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 5912 N Burdick St,  
East Syracuse, NY 13057

## PROPERTY OVERVIEW

Executive Summary  
Investment Highlights  
Floor Plan

## FINANCIAL OVERVIEW

Operating Expenses

## LOCATION OVERVIEW

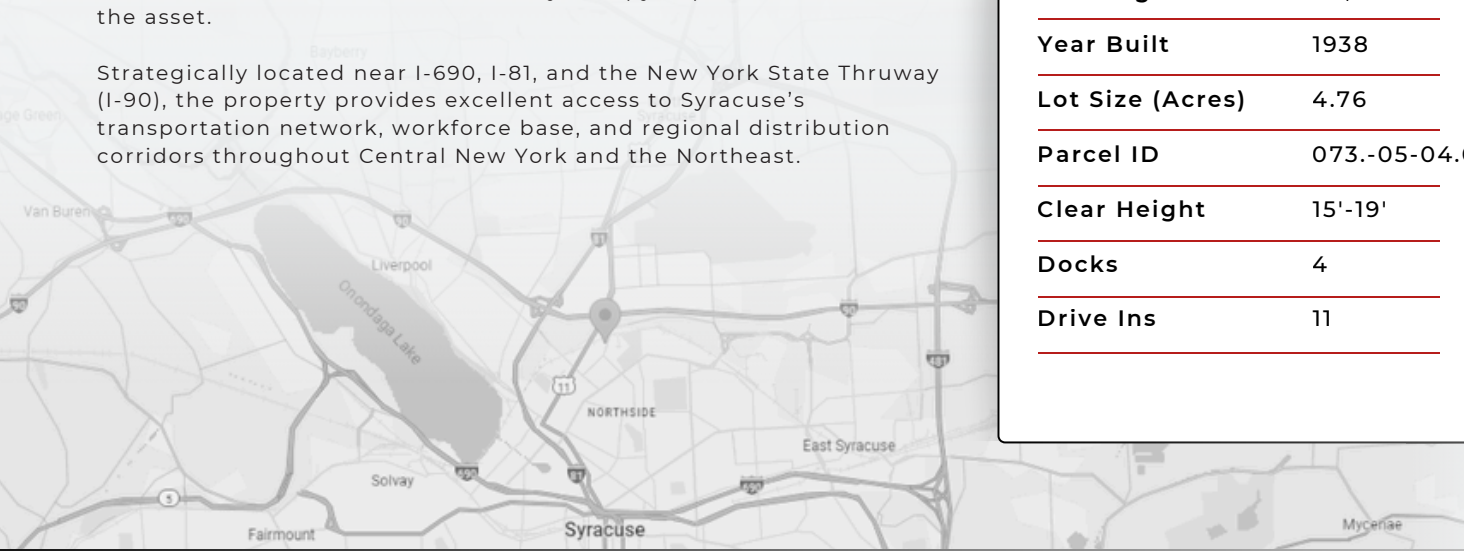
Photos  
About Syracuse, NY  
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# EXECUTIVE SUMMARY

1811 LeMoyné Ave presents a vacant industrial acquisition opportunity in Syracuse, offering 60,030 SF on 4.76 acres. Built in 1938, the facility features 15'-19' clear heights, 4 dock-high doors, and 11 drive-in doors, providing flexibility for manufacturing, distribution, service, or contractor operations. The vacant building allows an owner-user or investor to immediately occupy, reposition, or lease the asset.

Strategically located near I-690, I-81, and the New York State Thruway (I-90), the property provides excellent access to Syracuse's transportation network, workforce base, and regional distribution corridors throughout Central New York and the Northeast.



## THE OFFERING

|                         |              |
|-------------------------|--------------|
| <b>Building SF</b>      | 60,030       |
| <b>Year Built</b>       | 1938         |
| <b>Lot Size (Acres)</b> | 4.76         |
| <b>Parcel ID</b>        | 073.-05-04.0 |
| <b>Clear Height</b>     | 15'-19'      |
| <b>Docks</b>            | 4            |
| <b>Drive Ins</b>        | 11           |

# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Positioned minutes from I-690, I-81, and the New York State Thruway (I-90), the property provides seamless access to Syracuse, Upstate New York, and major Northeast markets.



**Expansive Space:** The 60,030 SF facility on 4.76 acres offers ample room for operations, equipment storage, vehicle parking, and future site enhancements.



**Strategic Features:** Vacant possession allows an owner-user or investor to immediately occupy, reposition, renovate, or lease the asset to meet evolving market demand.



**Industrial Infrastructure:** Featuring 15'–19' clear heights, 4 dock-high doors, and 11 drive-in doors, the property is equipped to accommodate a variety of industrial, logistics, and fleet-oriented operations.



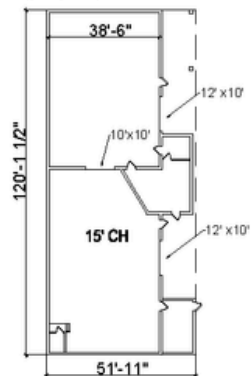
**Zoning Advantage:** Flexible industrial zoning supports a wide range of manufacturing, warehousing, distribution, service, and contractor uses, offering long-term adaptability for ownership or leasing strategies.



# FLOOR PLAN

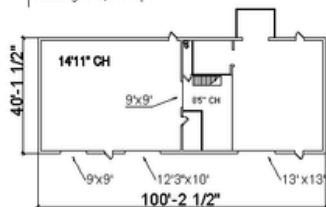
## 1811 Leymone Ave

Building C 5,350 SqFt



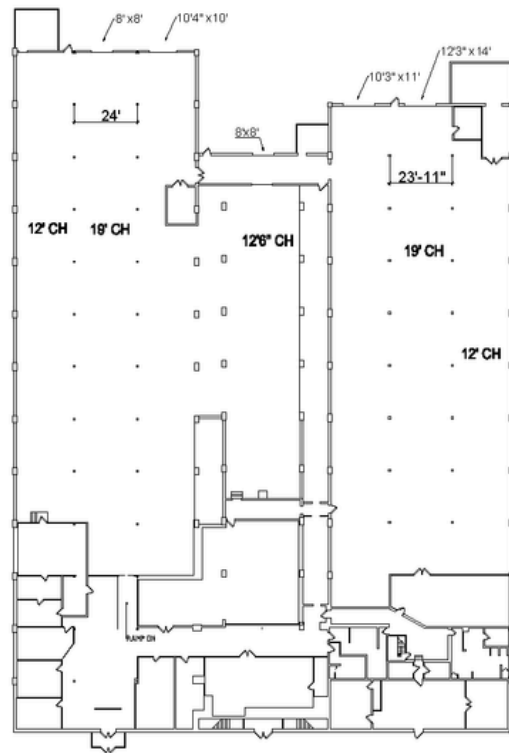
## 1811 Leymone Ave

Building B 4,160 SqFt



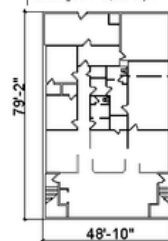
## 1811 Leymone Ave

Building A 46,660 SqFt



## 1811 Leymone Ave

Building APT 3,860 SqFt



# OPERATING EXPENSES

|                                 | In Place        | Year 1          | Year 2          | Year 3          | Year 4          | Year 5          |
|---------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b>OPERATING EXPENSES</b>       |                 |                 |                 |                 |                 |                 |
| PROPERTY TAX                    | \$56,136        | \$57,259        | \$58,404        | \$59,572        | \$60,763        | \$61,979        |
| INSURANCE                       | \$14,939        | \$15,238        | \$15,542        | \$15,853        | \$16,170        | \$16,494        |
| <b>TOTAL OPERATING EXPENSES</b> | <b>\$71,075</b> | <b>\$72,496</b> | <b>\$73,946</b> | <b>\$75,425</b> | <b>\$76,934</b> | <b>\$78,472</b> |

# PHOTOS



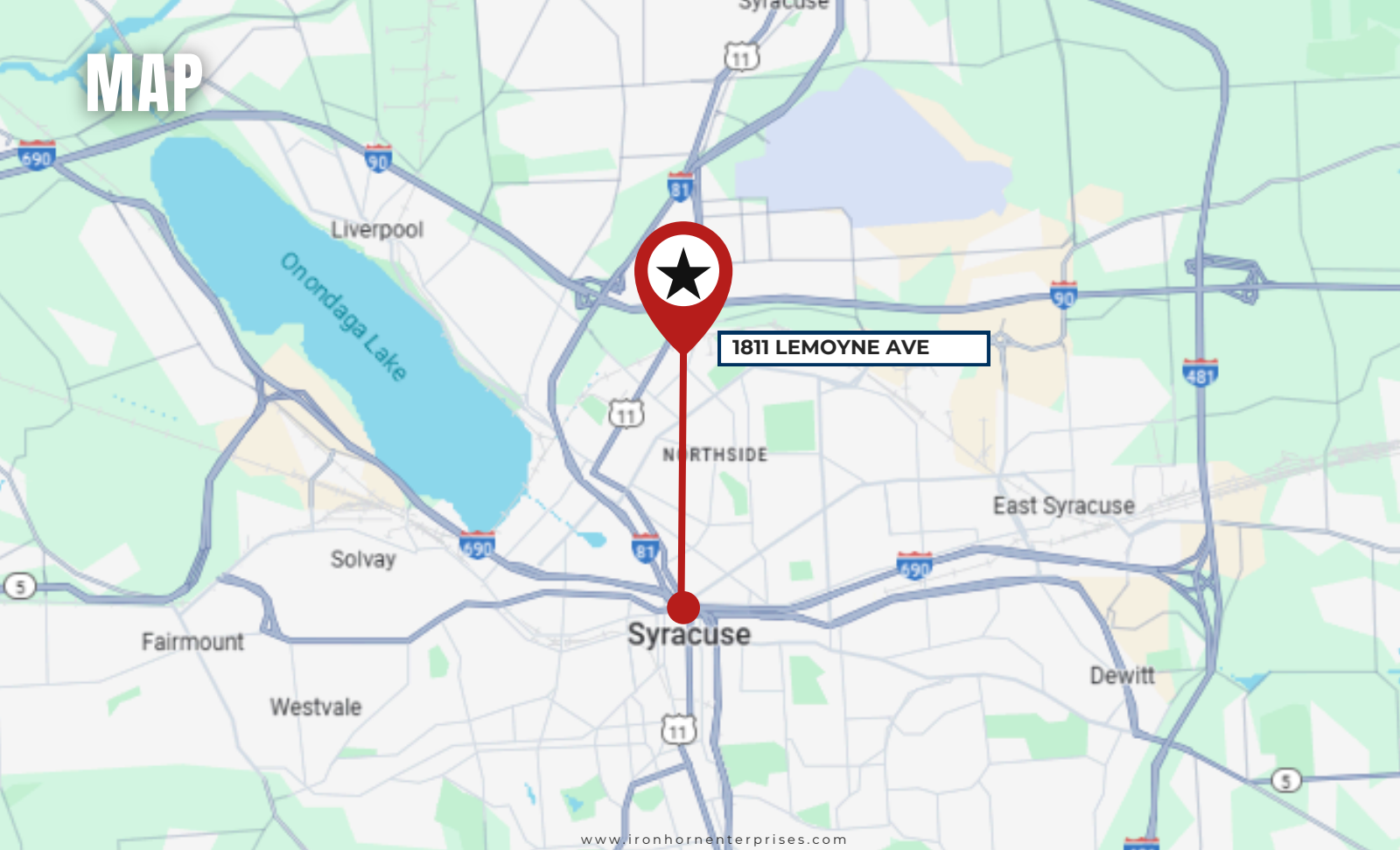
# ABOUT SYRACUSE, NY

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.

| <b>POPULATION</b>           | <b>1-MILE</b> | <b>3-MILE</b> | <b>5-MILE</b> |
|-----------------------------|---------------|---------------|---------------|
| <b>2029 PROJECTION</b>      | 12,811        | 94,274        | 228,701       |
| <b>2024 POPULATION</b>      | 12,471        | 91,712        | 224,349       |
| <b>2020 CENSUS</b>          | 12,158        | 89,402        | 219,292       |
| <b>HOUSEHOLD</b>            | <b>1-MILE</b> | <b>3-MILE</b> | <b>5-MILE</b> |
| <b>2029 PROJECTION</b>      | 5,290         | 27,064        | 72,523        |
| <b>2024 HOUSEHOLDS</b>      | 60            | 27,952        | 74,345        |
| <b>2020 CENSUS</b>          | 62            | 29,470        | 75,586        |
| <b>INCOME</b>               | <b>1-MILE</b> | <b>3-MILE</b> | <b>5-MILE</b> |
| <b>AVG HOUSEHOLD INCOME</b> | 68,566        | 69,706        | 69,447        |

# MAP



1811 LEMOYNE AVE

# 1811 LEMOYNE AVE | SYRACUSE, NY 13208


OFFERING MEMORANDUM


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