



# 4522 WETZEL RD LIVERPOOL, NY 13090

INDUSTRIAL PROPERTY  
OWNER USER

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OFFERING MEMORANDUM

# EXCLUSIVELY *PRESENTED BY*




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 5912 N Burdick St,  
East Syracuse, NY 13057



## PROPERTY OVERVIEW

Executive Summary  
Site Plan

## FINANCIAL OVERVIEW

Financial Summary  
Photos

## LOCATION OVERVIEW

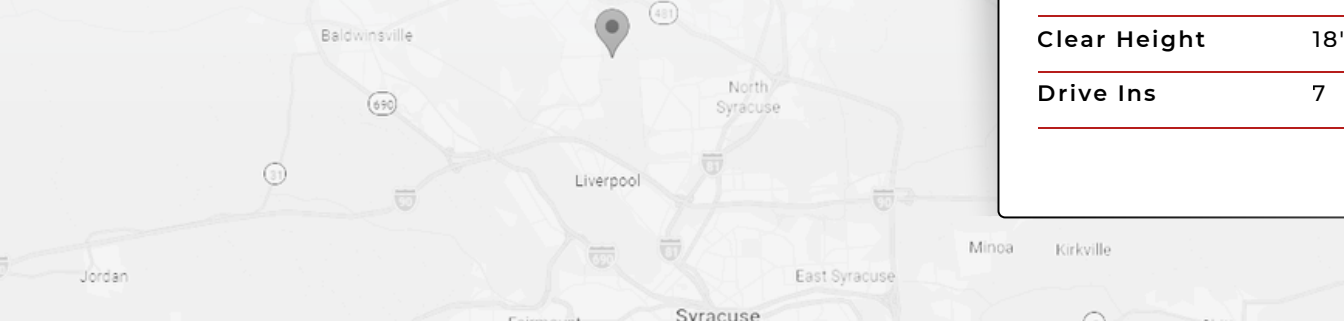
About Liverpool, NY  
Demographics  
Map

# TABLE OF CONTENTS

# EXECUTIVE SUMMARY

4522 Wetzel Road in Liverpool, New York presents a versatile industrial opportunity comprised of three buildings totaling 12,164 square feet on a 4.55-acre industrially zoned parcel. The property features 18' clear heights and seven drive-in doors, offering strong functionality for contractors, service businesses, storage users, or light manufacturing operations that benefit from multiple access points and ample outdoor space.

Strategically located just off Route 57 and within minutes of I-90 (NYS Thruway) and I-81, the property provides excellent regional connectivity throughout the Syracuse metro area. Positioned within the highly active Liverpool industrial corridor and near the expanding Micron semiconductor development area, the site offers strong potential for owner-users or investors seeking flexible industrial space in a high-demand market.



## THE OFFERING

<b>Total SF</b>	12,164
<b>Year Built</b>	1960
<b>Lot Size (Acres)</b>	4.55
<b>Parcel ID</b>	087.-01-04.1
<b>Zoning Type</b>	Industrial
<b>Clear Height</b>	18'
<b>Drive Ins</b>	7

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# FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
<b>OPERATING EXPENSES</b>						
PROPERTY TAX	\$26,948	\$27,037	\$28,037	\$28,597	\$29,169	\$29,753
INSURANCE	\$1400	\$1428	\$1,457	\$1,486	\$1,515	\$1,546
<b>TOTAL OPERATING EXPENSES</b>	\$28,348	\$28,915	\$29,493	\$30,083	\$30,685	\$31,298
<b>NET OPERATING INCOME</b>	-\$28,348	-\$28,915	-\$29,493	-\$30,083	-\$30,685	-\$31,298

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# PHOTOS

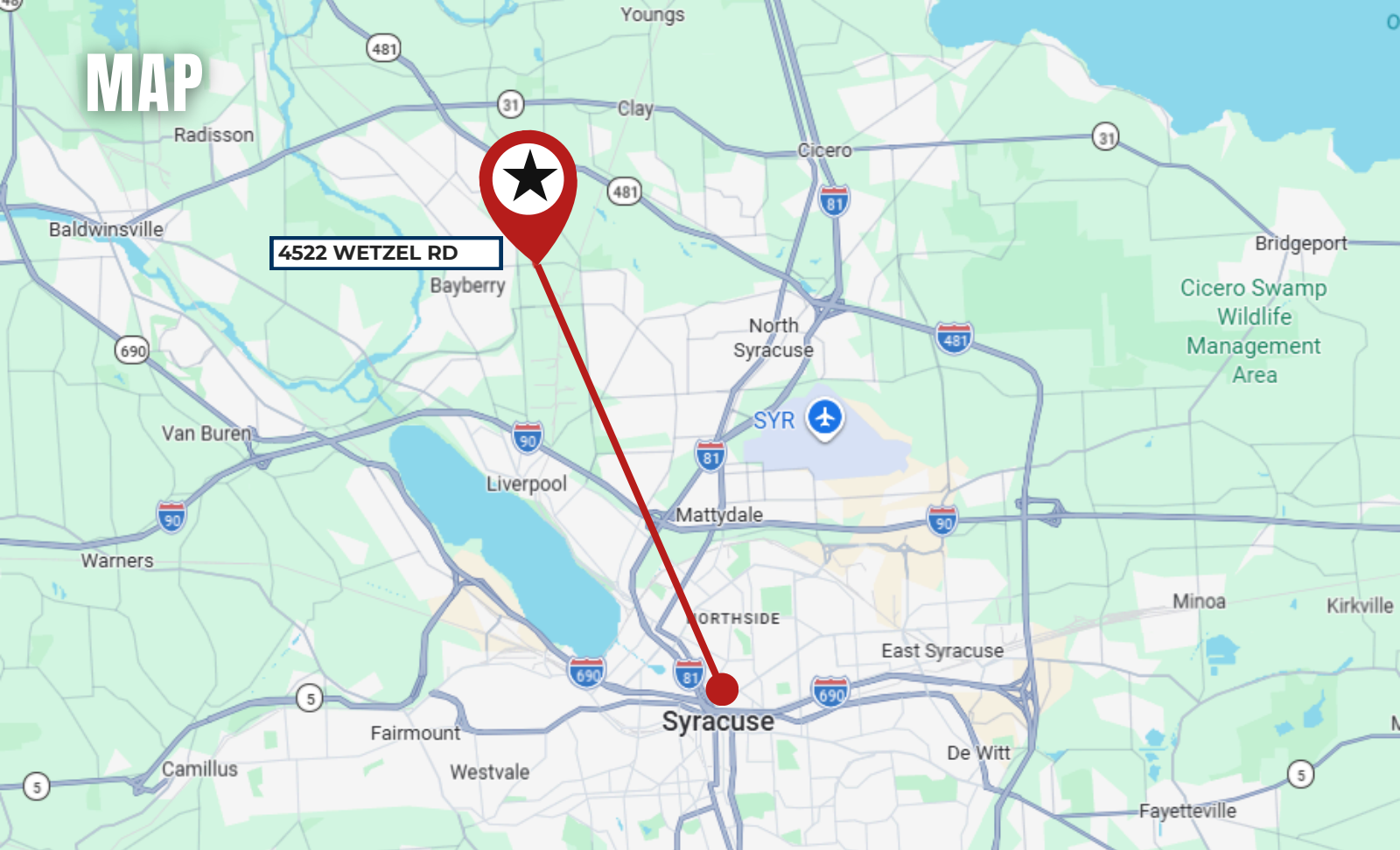


# ABOUT LIVERPOOL, NY

Liverpool, New York—located just northwest of Syracuse—is a well-established industrial and logistics hub with excellent access to I-81, I-90 (New York State Thruway), I-690, and I-481, providing efficient connectivity throughout the Northeast and Midwest. The area is home to several active industrial corridors and benefits from proximity to Syracuse Hancock International Airport and the broader Syracuse labor market. With strong transportation infrastructure, a skilled workforce, and continued regional economic growth, Liverpool remains an attractive location for warehousing, distribution, manufacturing, and industrial outdoor storage users.

<b>POPULATION</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	4,432	50,004	105,879
<b>2024 POPULATION</b>	4,257	48,145	102,208
<b>2029 PROJECTION</b>	4,139	46,831	99,476
<b>HOUSEHOLD</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	1,744	20,815	45,026
<b>2024 HOUSEHOLDS</b>	1,674	20,043	43,410
<b>2029 PROJECTION</b>	1,623	19,463	42,172
<b>INCOME</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>AVG HOUSEHOLD INCOME</b>	\$107,163	\$97,755	\$92,840

# MAP



**4522 WETZEL RD**

Syracuse

# 4522 WETZEL RD | LIVERPOOL, NY 13090

OFFERING MEMORANDUM

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