IRONHORN
ENTERPRISES

1819 LEMOYNE AVE SYRACUSE, NY 13208

INDUSTRIAL PROPERTY
OWNER USER

OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*

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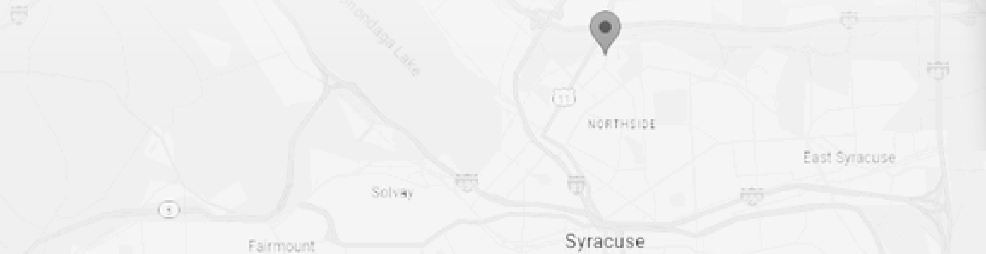
EXECUTIVE SUMMARY

1819 Lemoyne Avenue presents a compelling owner-user industrial acquisition opportunity featuring 20,101 SF on 2.34 acres in a well-established industrial corridor. Built in 1950, the property offers a functional layout with 14' clear heights, nine drive-in doors, and industrial zoning that supports a wide range of manufacturing, warehousing, contractor, distribution, and service-related operations.

The property's most significant advantage is its leasing structure: all current tenants are on month-to-month leases, providing exceptional flexibility for an owner-user to occupy all or a portion of the building in the near term while maintaining interim rental income. This rare combination of existing cash flow and short-term occupancy potential allows buyers to transition operations on their own timeline without being constrained by long-term lease obligations.

With ample loading capability, generous site area, and the flexibility to accommodate a variety of industrial uses, 1819 Lemoyne Avenue is an ideal opportunity for businesses seeking to establish or expand their operations in a strategically located industrial facility.



THE OFFERING

Building SF	20,101 SF
Year Built	1950
Lot Size (Acres)	2.34
Parcel ID	073.-05-03.1
Zoning Type	Industrial
Clear Height	14'
Drive Ins	9

INVESTMENT HIGHLIGHTS

Prime Location & Accessibility: Strategically located within Syracuse's established industrial corridor, the property offers convenient access to I-690, I-81, and the New York State Thruway, enabling efficient regional distribution and workforce accessibility.

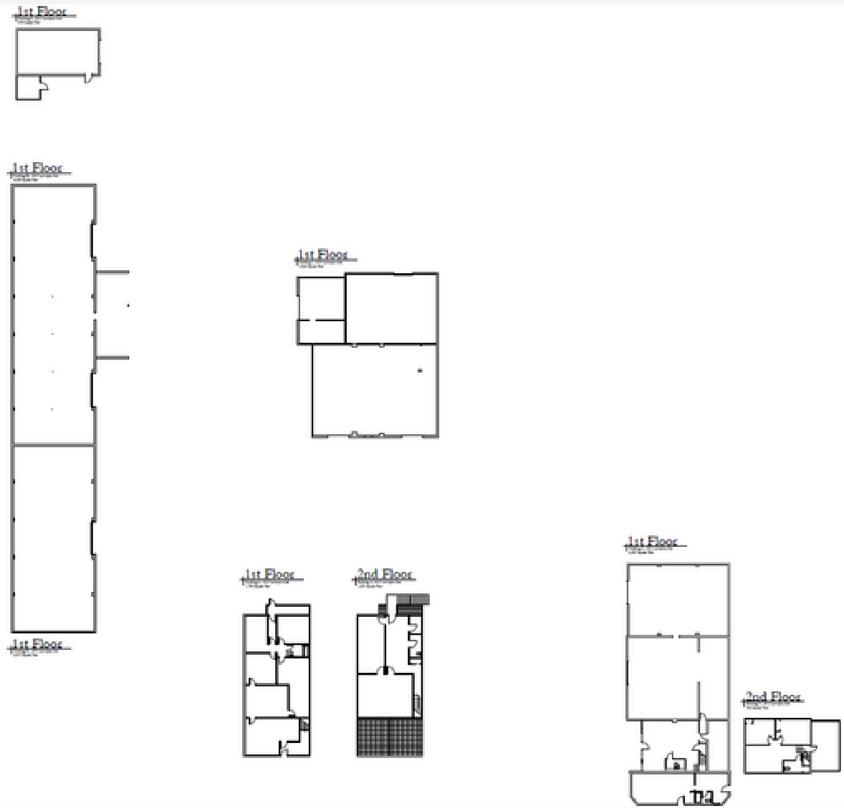
Expansive Space: Situated on 2.34 acres with 20,101 SF of industrial space, the property provides ample room for operations, equipment storage, fleet parking, and future business growth.

Strategic Features: All existing tenants are on month-to-month leases, creating a rare opportunity for an owner-user to generate interim rental income while transitioning into the building on their own timeline or reposition the asset for maximum value.

Industrial Infrastructure: Featuring 14-foot clear heights, nine drive-in doors, and a functional industrial layout, the property is well-equipped to accommodate warehousing, fabrication, manufacturing, contractor operations, and other industrial users requiring efficient loading and operational flexibility.

Zoning Advantage: Industrial zoning supports a broad range of manufacturing, warehousing, distribution, contractor, and service-related uses, providing long-term operational flexibility for owner-users and investors alike.

FLOOR PLAN


1st Floor
1st Floor
1st Floor
1st Floor
1st Floor
2nd Floor
1st Floor
2nd Floor

FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	$94,800	$94,800	$94,800	$94,800	$94,800	$94,800
TAX & INS	$1,104	$1,104	$1,104	$1,104	$1,104	$1,104
EFFECTIVE GROSS REVENUE	$95,904	$95,904	$95,905	$95,904	$95,904	$95,904
OPERATING EXPENSES						
PROPERTY TAX	$9,779	$9,975	$10,175	$10,378	$10,586	$10,797
INSURANCE	$10,451	$10,660	$10,874	$11,091	$11,313	$11,539
TOTAL OPERATING EXPENSES	$20,231	$20,635	$21,048	$21,469	$21,898	$22,336
NET OPERATING INCOME	$75,673	$75,269	$74,856	$74,435	$74,006	$73,568

RENT ROLL

1819 LEMOYNE AVE RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Twins Property Maintenance, LLC	5,283	$27,600	$5.22	month to month	
Space 2	Forte Roofing	9,138	$38,400	$5.05	month to month	
Space 3	Donofrio's Aerial	3,000	$15,000	$5.00	month to month	
Space 4	Karl Knudson	2,680	$13,800	$5,15	month to month	
	TOTAL	20,101	$94,800			

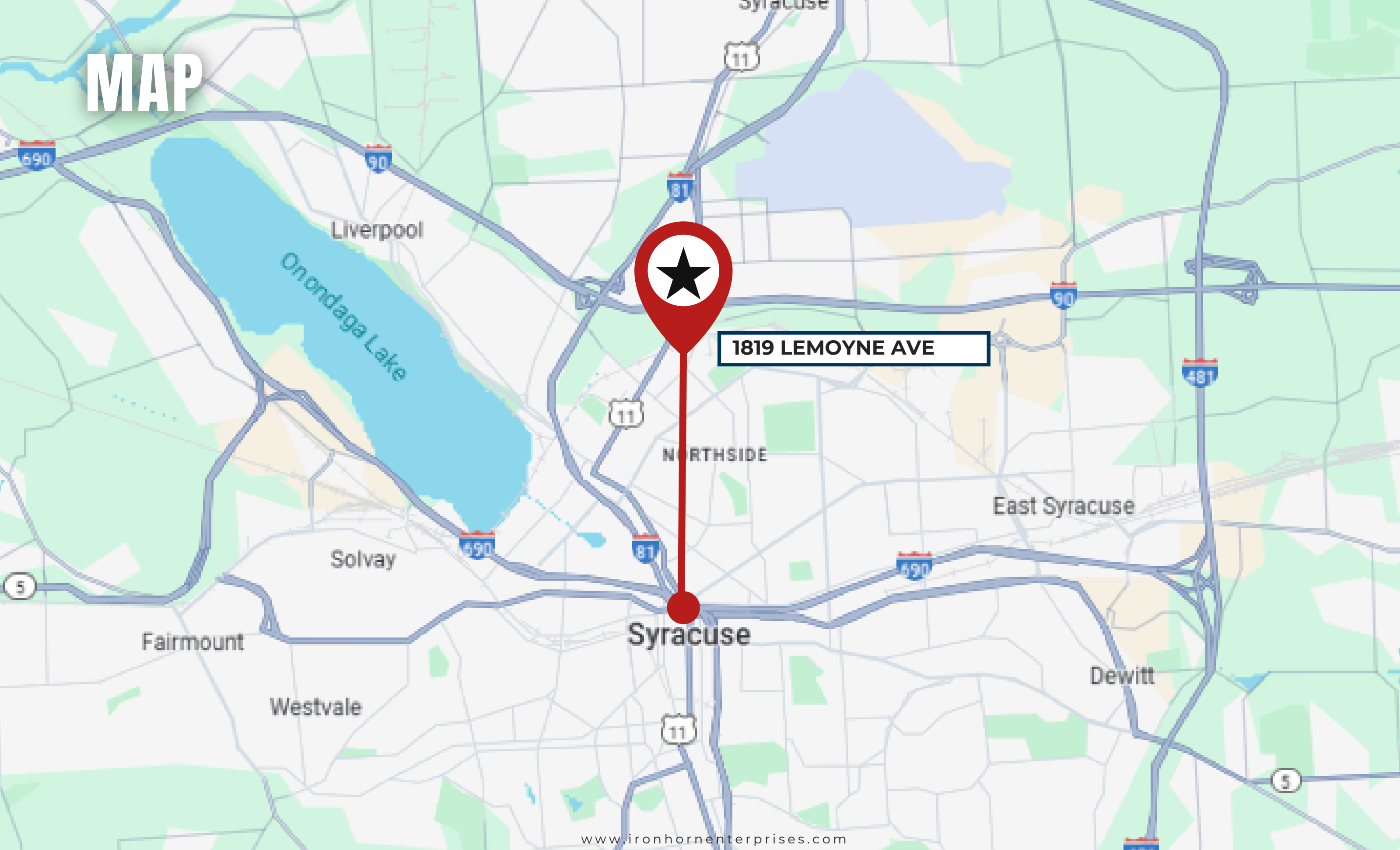
ABOUT SYRACUSE, NY

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 investmentopportunities.

POPULATION	1-MILE	3-MILE	5-MILE
2029 PROJECTION	12,811	94,274	228,701
2024 POPULATION	12,471	91,712	224,349
2020 CENSUS	12,158	89,402	219,292
HOUSEHOLD	**1-MILE**	**3-MILE**	**5-MILE**
2029 PROJECTION	5,290	27,064	72,523
2024 HOUSEHOLDS	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



11
690
90
81
Liverpool
Onondaga Lake
1819 LEMOYNE AVE
90
481
NORTHSIDE
East Syracuse
490
81
490
Solvay
5
Syracuse
Fairmount
Westvale
Dewitt
11
5

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