



114-116 SALINA ST LIVERPOOL, NY 13088

INDUSTRIAL PROPERTY
TRIPLE NET LEASE
FULLY LEASED


OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



Nathan Couse

Dispositions Officer

 (315) 748-9886

 nathan@ironhornenterprises.com





Ryan Jenkins


VP of Dispositions



IronHorn Enterprises

 315-214-8406

 www.ironhornenterprises.com

 5912 N Burdick St,
East Syracuse, NY 13057

PROPERTY OVERVIEW

Executive Summary
Investment Highlights
Floor Plan

FINANCIAL OVERVIEW

Financial Summary
Rent Roll
Tenant Summary

LOCATION OVERVIEW

About Liverpool, NY
Demographics
Map

TABLE OF CONTENTS

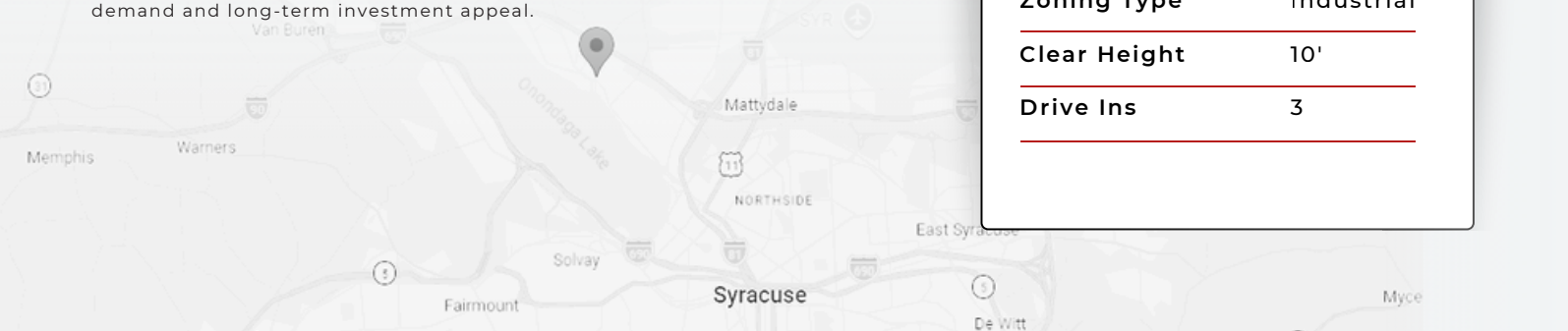
EXECUTIVE SUMMARY

114–116 Salina Street in Liverpool, New York presents a fully leased industrial investment opportunity totaling 13,933 square feet across two buildings on a 1.52-acre parcel. Constructed in 1985, the property features functional industrial space with 10' clear heights and three drive-in doors, supporting a variety of light industrial, service, or warehouse users. The site offers ample outdoor space for parking, storage, or operational flexibility, making it well-suited for tenants requiring both building and yard capabilities.

Strategically located just minutes from I-90 (NYS Thruway) and I-81, the property sits within one of Central New York's most active industrial corridors, providing excellent regional connectivity and convenient access to the greater Syracuse market. Its proximity to major transportation routes, strong local labor pool, and established industrial surroundings help support stable tenant demand and long-term investment appeal.

THE OFFERING

Building SF	13,933
Year Built	1985
Lot Size (Acres)	1.52
Parcel ID	003.-09-37.0
Zoning Type	Industrial
Clear Height	10'
Drive Ins	3



INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Positioned just minutes from I-90 (NYS Thruway) and I-81, the property offers direct connectivity to Syracuse, Rochester, Buffalo, and major Northeast distribution routes.



Expansive Space: Situated on 1.52 acres, the site provides valuable yard area for parking, equipment storage, and operational maneuverability—an increasingly scarce feature for small-bay industrial properties.



Strategic Features: The two-building configuration totaling 13,933 SF allows for multi-tenant flexibility and diversified income streams while accommodating a variety of operational needs.



Industrial Infrastructure: Three drive-in doors and functional warehouse layouts support efficient loading and daily operations for contractors, service providers, and light distribution users.



Zoning Advantage: Located within an established industrial-zoned corridor, the property supports a wide range of warehouse, service, and light manufacturing uses, providing flexibility for current and future tenants.



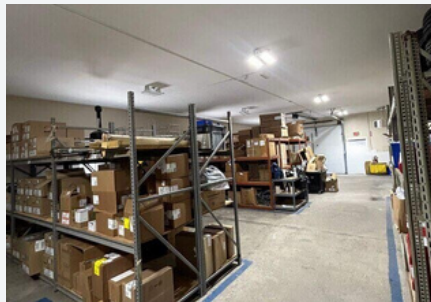
FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$162,894	\$164,630	\$167,022	\$169,484	\$172,019	\$174,629
EFFECTIVE GROSS REVENUE	\$162,894	\$164,630	\$167,022	\$169,484	\$172,019	\$174,629
OPERATING EXPENSES						
PROPERTY TAX	\$35,285	\$35,991	\$36,711	\$37,445	\$38,194	\$38,958
INSURANCE	\$7,326	\$7,473	\$7,622	\$7,775	\$7,930	\$8,089
TOTAL OPERATING EXPENSES	\$42,611	\$43,464	\$44,333	\$45,220	\$46,124	\$47,047
NET OPERATING INCOME	\$120,283	\$121,166	\$122,689	\$124,264	\$125,895	\$127,582

RENT ROLL

114-116 SALINA ST RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Lincare, Inc.	6,050	\$84,000	\$14.00	08/01/2024	07/31/2029
Space 2	Wolen LLC	1,650	\$19,158	\$10.85	02/01/2025	01/31/2029
Space 3	Brightshot Studios, LLC	893	\$9,060	\$10.12	02/01/2022	01/31/2027
Space 4	NYS Assesor's Association	1,775	\$16,068	\$9.05	03/01/2024	02/28/2030
Space 5	Lehr Land Surveyors	3,565	\$34,608	\$9.71	04/01/2024	03/31/2029
TOTAL		13,933	\$162,894			



TENANT SUMMARY

LEPORE DESIGNS, LLC (Brightshot Studios, LLC)

Bright Shot Studios is a Central New York photography studio specializing in high-end, fine-art photography for weddings, portraits, and events. The studio provides professional photography services including engagement and wedding shoots, senior portraits, corporate headshots, and editorial-style imagery, with a focus on capturing memorable moments through creative, high-quality visuals.



LEASE OVERVIEW

Lease Type	Double Net
Lease Commencement	02/01/2022
Lease Expiration	01/31/2027
Base Term Remaining	2 years
Options	One (1) option to renew for five (5) years.
Rental Increase	Set rent schedule

Lehr Land Surveyors D.P.C.

Lehr Land Surveyors is a Central New York-based land surveying firm headquartered in Liverpool, NY, providing comprehensive surveying and land planning services for residential, commercial, and development projects. With more than 40 years of experience, the firm serves property owners, developers, attorneys, and municipalities across New York State, utilizing advanced surveying technology and CAD systems to deliver precise mapping, boundary surveys, site plans, and other professional surveying services.



LEASE OVERVIEW

Lease Type	Double Net
Lease Commencement	04/01/2024
Lease Expiration	03/31/2029
Base Term Remaining	4 years
Rental Increase	3% annually

TENANT SUMMARY

Lincare Inc.



Lincare is a nationwide provider of in-home respiratory care and durable medical equipment, specializing in oxygen therapy, sleep apnea treatment, and ventilator support. The company partners with healthcare providers to deliver equipment and clinical services directly to patients in their homes.

LEASE OVERVIEW

Lease Type	Single Net
Lease Commencement	08/01/2024
Lease Expiration	07/31/2029
Base Term Remaining	4 years
Rental Increase	Set rent schedule

New York State Assessors Association

The New York State Assessors Association (NYSAA) is a professional organization that supports property assessors across New York through education, training, and industry resources. The association promotes high standards in property valuation and provides professional development opportunities for assessment officials and related professionals.



LEASE OVERVIEW

Lease Type	Double Net
Lease Commencement	03/01/2024
Lease Expiration	02/28/2027
Base Term Remaining	1 year
Rental Increase	3% annually

TENANT SUMMARY

Wolen LLC

Wolen LLC is a specialized aviation services company based in Liverpool, New York, providing air traffic control communications and related technical support services. The company focuses on delivering reliable communication solutions and operational support for aviation and air traffic systems, helping ensure safe and efficient coordination within the aviation industry. ✈️

LEASE OVERVIEW

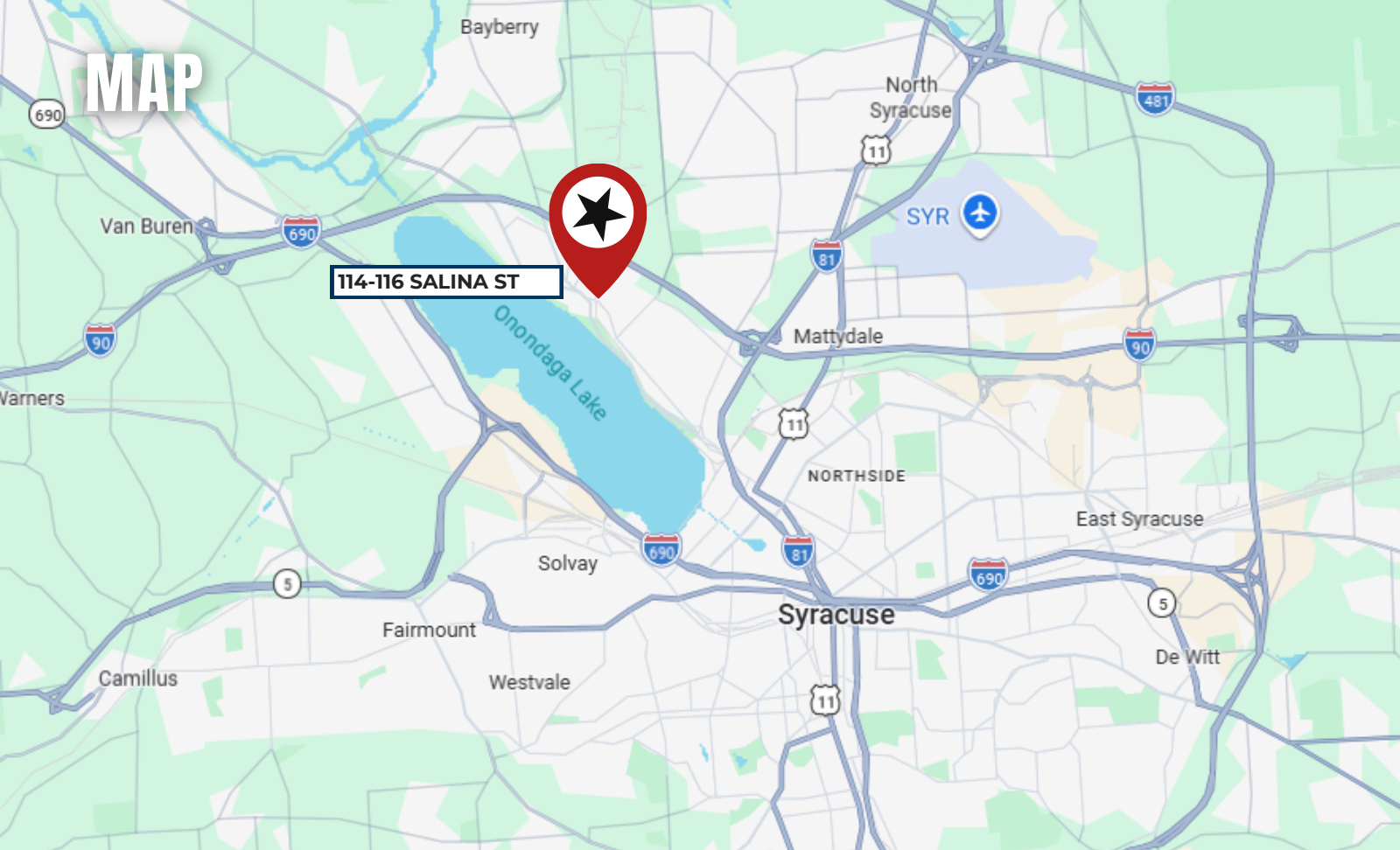
Lease Type	Modified Gross
Lease Commencement	02/01/2025
Lease Expiration	01/31/2029
Base Term Remaining	4 years
Options	One (1) option to extend for three (3) years
Rental Increase	3%

ABOUT LIVERPOOL, NY

Liverpool, New York is a highly attractive location for commercial and industrial real estate due to its strategic position within the Syracuse metropolitan area and direct access to major transportation corridors. Situated just minutes from Interstate 90 (NYS Thruway) and Interstate 81, the area provides efficient connectivity across Upstate New York and the broader Northeast distribution network. Liverpool is also near the Syracuse Hancock International Airport and several established industrial parks, supporting logistics, manufacturing, and service-based businesses. Strong regional economic drivers—including advanced manufacturing investment, expanding logistics operations, and proximity to the growing Micron semiconductor development—continue to strengthen demand for industrial and flex properties throughout the Liverpool submarket.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	5,884	51,201	175,315
2024 POPULATION	5,841	49,338	170,355
2029 PROJECTION	5,718	48,002	166,024
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	2,905	22,734	75,881
2024 HOUSEHOLDS	2,866	21,883	74,153
2029 PROJECTION	2,797	21,251	72,238
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$78,851	\$80,552	\$74,338

MAP



114-116 SALINA ST

Bayberry

North Syracuse

SYR

Van Buren

Mattydale

Varners

NORTHSIDE

East Syracuse

Solvay

Syracuse

Fairmount

Westvale

Camillus

De Witt

114-116 SALINA ST | LIVERPOOL, NY 13088


OFFERING MEMORANDUM


EXCLUSIVELY LISTED BY



Nathan Couse

Dispositions Officer

 (315) 748-9886

 nathan@ironhornenterprises.com





Ryan Jenkins


VP of Dispositions



IronHorn Enterprises

 315-214-8406

 www.ironhornenterprises.com

 5912 N Burdick St,
East Syracuse, NY 13057

CONFIDENTIALITY AGREEMENT & DISCLAIMER

CONFIDENTIALITY STATEMENT The information contained in the following offering memorandum is proprietary and strictly confidential to IRONHORN ENTERPRISES and its related entities. It is intended to be reviewed only by the intended recipient from IRONHORN ENTERPRISES and it should not be made available to any other person or entity without the explicit written consent of IRONHORN ENTERPRISES. By taking possession of and reviewing the information contained herein, the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the offering memorandum. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers in order to establish a preliminary level of interest in the subject property. The information contained herein is not intended as a substitute for due diligence by the recipient or any interested party in the subject property. IRONHORN ENTERPRISES has not made any investigation, makes no warranty or representation with respect to the income and expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, capital improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources that are believed to be reliable; however, IRONHORN ENTERPRISES has not verified, and will not verify nor has any duty to verify for the recipient, any of the information contained herein, nor has IRONHORN ENTERPRISES conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. Prospective buyers shall not use any of the information contained within the offering memorandum to contact any tenant unless given express permission from IRONHORN ENTERPRISES. PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE IRONHORN ENTERPRISES LISTED AGENT FOR MORE INFORMATION.