



# 113-119 & 127 FALSO DR SYRACUSE, NY 13211

INDUSTRIAL PROPERTY  
TRIPLE NET LEASE  
FULLY LEASED


OFFERING MEMORANDUM


# EXCLUSIVELY *PRESENTED BY*



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## PROPERTY OVERVIEW

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Floor Plan

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Map

# EXECUTIVE SUMMARY

The portfolio sale of 113-119 and 127 Falso Drive in Syracuse, New York represents a fully leased industrial investment totaling 42,776 square feet across 2.64 acres. The two-building assemblage offers a highly functional layout with 14' clear heights, 3 dock-high doors, and 6 drive-in doors, providing operational flexibility for a range of distribution, service, and light manufacturing users. Approximately 4,500 square feet of office space is distributed between the buildings, supporting both administrative and operational needs. The properties are well-equipped with 400 and 800 amp, 250-volt power service, enhancing their ability to accommodate power-intensive users.

Situated within Syracuse's established industrial corridor near the intersection of I-81 and I-690, Falso Drive provides immediate access to major regional transportation routes, including the New York State Thruway (I-90). The properties benefit from proximity to the Syracuse Hancock International Airport, downtown Syracuse, and the expanding I-81 redevelopment corridor—positioning this portfolio in the center of one of Central New York's most active industrial and logistics hubs.

## THE OFFERING

<b>Building SF</b>	42,776
<b>Lot Size (Acres)</b>	2.63
<b>Parcel ID</b>	022.-04-09.3 022.-04-10.1
<b>Clear Height</b>	14'
<b>Drive Ins</b>	6
<b>Docks</b>	3
<b>Power</b>	400-800a, 250v



# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Positioned within Syracuse's established industrial corridor just minutes from I-81, I-690, and the New York State Thruway (I-90), providing seamless regional connectivity and access to the greater Northeast distribution network.



**Expansive Space:** The combined 42,776 SF across 2.64 acres offers scale rarely found in multi-building infill portfolios, with ample yard area and efficient building depth to support diverse operational needs.



**Strategic Features:** Six drive-in doors and three dock-high doors create flexible loading configurations across the portfolio, accommodating multiple users or varied operational requirements.



**Industrial Infrastructure:** Robust 400 and 800 amp, 250-volt power service, 14' clear heights, and approximately 4,500 SF of office buildout provide the essential infrastructure required for long-term industrial tenancy and operational durability.



**Zoning Advantage:** Industrial zoning supports a broad range of warehouse, distribution, service, and light manufacturing uses—enhancing long-term tenant flexibility and protecting the asset's functional utility.





# FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
<b>GROSS REVENUE</b>						
BASE RENTAL REVENUE	\$242,358	\$246,205	\$253,193	\$260,381	\$267,774	\$275,378
TAX & INS; MANGEMENT FEE	\$55,203	\$56,307	\$57,433	\$58,581	\$59,753	\$60,948
EFFECTIVE GROSS REVENUE	\$297,561	\$302,512	\$310,626	\$318,962	\$327,527	\$336,326
<b>OPERATING EXPENSES</b>						
PROPERTY TAX	\$42,570	\$43,422	\$44,290	\$45,176	\$46,080	\$47,001
INSURANCE	\$12,633	\$12,885	\$13,143	\$13,405	\$13,673	\$13,947
TOTAL OPERATING EXPENSES	\$55,203	\$56,307	\$57,433	\$58,581	\$59,753	\$60,948
NET OPERATING INCOME	\$242,358	\$246,205	\$253,193	\$260,381	\$267,774	\$275,378

# RENT ROLL

## 113-119 & 127 FALSO DR RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Autmoated Biomass Systems, LLC	25,291	\$163,675	\$6.47	05/15/2021	05/31/2031
Space 2	Tri-Lift Inc.	17,485	\$78,683	\$4.50	03/15/2021	05/31/2031
TOTAL		42,776	\$242,358			



# TENANT SUMMARY

## ***Automated Biomass Systems, LLC***

Automated Biomass Systems, LLC is a New York-based manufacturing and engineering company specializing in precision CNC machining, custom fabrication, and the design of firewood processing and timber equipment. The company serves industrial, logging, and energy-related markets with high-quality components and purpose-built machinery.

### **LEASE OVERVIEW**

Lease Type	Triple Net
Lease Commencement	05/15/2021
Lease Expiration	05/31/2031
Base Term Remaining	6 years
Rental Increase	3% annually
Tenant Purchase Rights	ROFR



## **Tri-Lift Inc.**

Tri-Lift Inc. is a Northeast-based material handling equipment dealer providing forklifts, warehouse equipment, rentals, parts, and service solutions to industrial and commercial customers, with over 50 years of experience.

### **LEASE OVERVIEW**

Lease Type	Triple Net
Lease Commencement	03/15/2021
Initial Term Expiration	05/31/2026
Base Term Remaining	3 months
Options	One (1) Option to Extend for Five (5) years with a fixed rent schedule
Extension Term Remaining	5 years
Extension Term Expiration	05/31/2031
Rental Increase	Fixed rent schedule



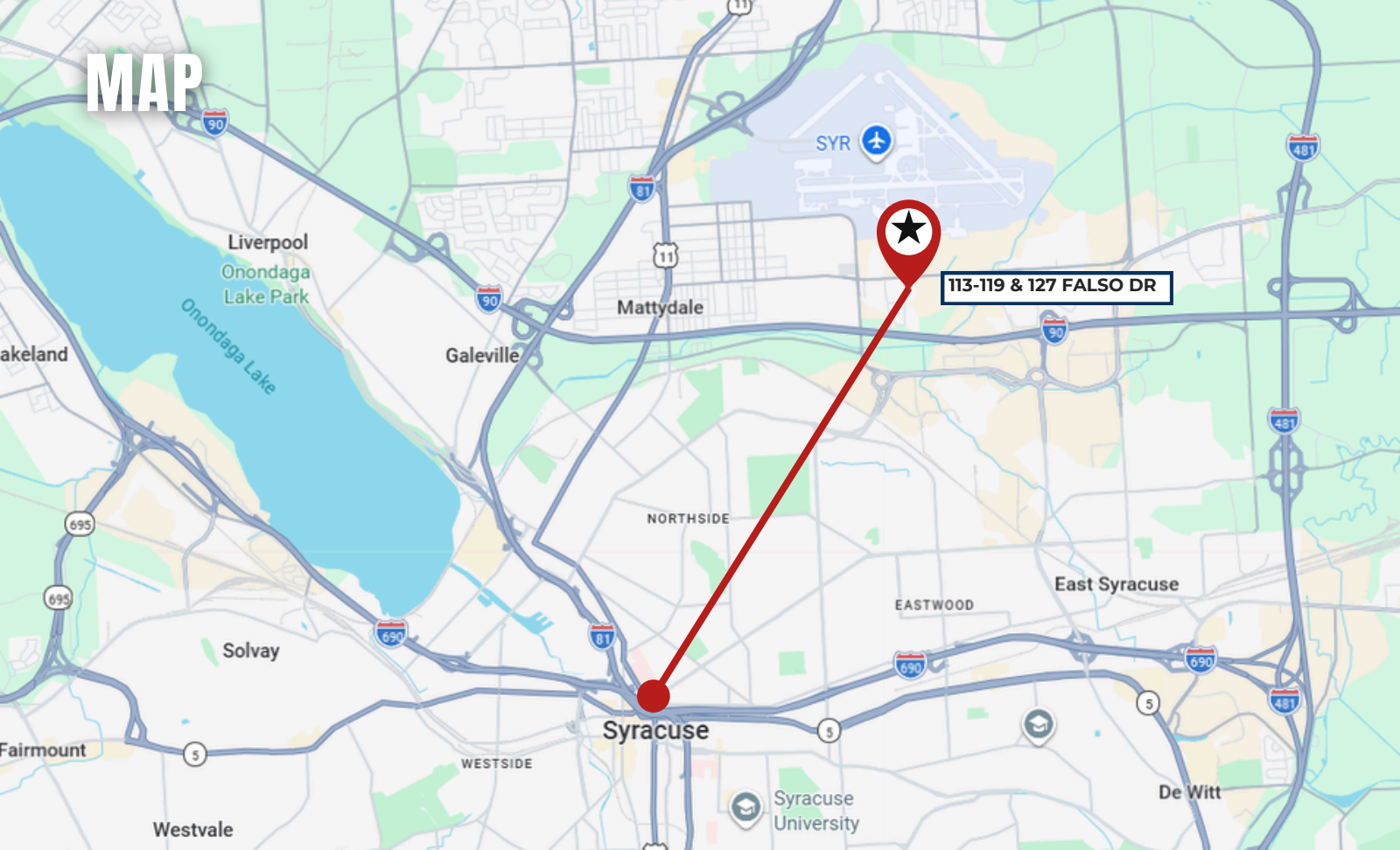
# ABOUT SYRACUSE, NY

Syracuse is a strategic logistics and manufacturing hub in Central New York, benefiting from its location at the crossroads of I-81 and I-90 (NYS Thruway), providing direct north-south and east-west connectivity across the Northeast and into Canada. The region offers competitive operating costs, abundant water and power infrastructure, and a deep industrial labor pool supported by local universities and technical schools.

Major public and private investment—including the transformative Micron semiconductor project—has accelerated demand for industrial space, suppliers, and service providers. With accessible transportation infrastructure, expanding economic development incentives, and a strong base of distribution and advanced manufacturing users, Syracuse continues to emerge as a compelling market for commercial and industrial real estate investment.

<b>POPULATION</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	151	67,942	180,930
<b>2024 POPULATION</b>	146	64,472	176,063
<b>2029 PROJECTION</b>	142	62,523	171,798
<b>HOUSEHOLD</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	62	29,470	75,586
<b>2024 HOUSEHOLDS</b>	60	27,952	74,345
<b>2029 PROJECTION</b>	58	27,064	72,523
<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



113-119 & 127 FALSO DR

Syracuse

SYR

Liverpool  
Onondaga  
Lake Park

Mattydale

Galeville

NORTHSIDE

EASTWOOD

East Syracuse

Solvay

WESTSIDE

Syracuse  
University

De Witt

Westvale

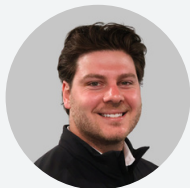
Fairmount

Lakeland

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