



113-119 FALSO DR SYRACUSE, NY 13211

INDUSTRIAL PROPERTY
OWNER USER


OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



Nathan Couse

Dispositions Officer

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Ryan Jenkins


VP of Dispositions



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 5912 N Burdick St,
East Syracuse, NY 13057

PROPERTY OVERVIEW

Executive Summary
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Floor Plan

FINANCIAL OVERVIEW

Operating Expenses

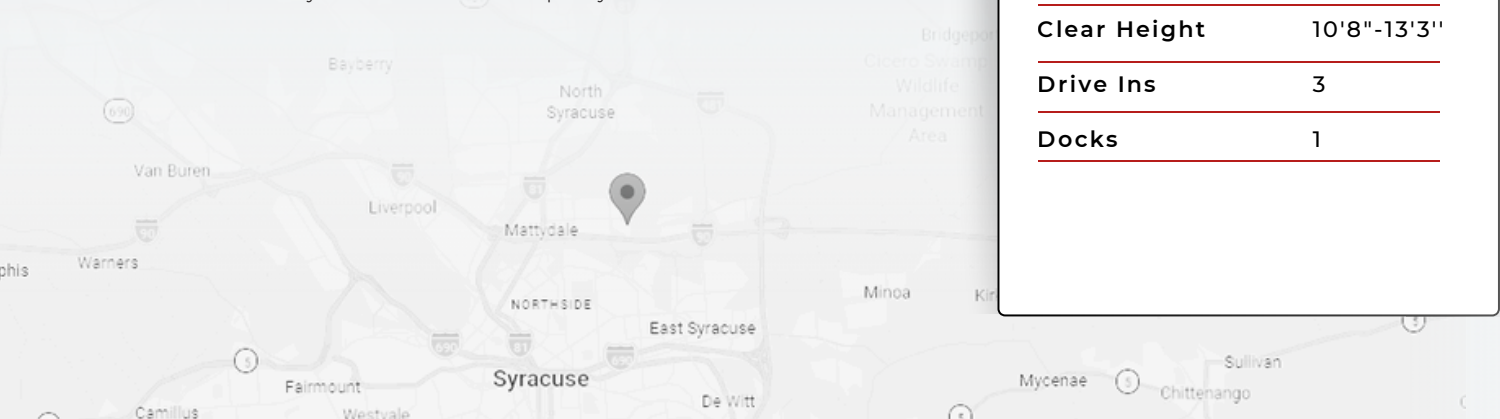
LOCATION OVERVIEW

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EXECUTIVE SUMMARY

113-119 Falso Dr presents a compelling owner-user or value-add investment opportunity in Syracuse's established industrial market. This vacant 25,291-square-foot industrial facility sits on 1.47 acres and offers a highly functional layout suited for warehousing, light manufacturing, distribution, or service operations. The building features 10'8"-13'3" clear heights, three drive-in doors, and one dock-high door, providing flexible loading capabilities for a variety of industrial users. Positioned with convenient access to I-690, I-81, and the New York State Thruway (I-90), the property benefits from excellent regional connectivity, proximity to Downtown Syracuse, and access to the area's skilled industrial workforce, making it an attractive opportunity for businesses seeking a well-located facility with immediate occupancy.



THE OFFERING

Building SF	25,291
Lot Size (Acres)	1.47
Parcel ID	022.-04-10.1
Clear Height	10'8"-13'3"
Drive Ins	3
Docks	1

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Strategically located in Syracuse's established industrial corridor with quick access to I-81, I-690, and the New York State Thruway (I-90), enabling efficient regional and interstate distribution.



Expansive Space: 25,291 SF on 1.47 acres provides an efficient footprint with room for vehicle circulation, outdoor storage, or operational staging.



Strategic Features: Vacant building offers immediate occupancy, allowing owner-users or investors to customize the facility without existing tenant constraints.



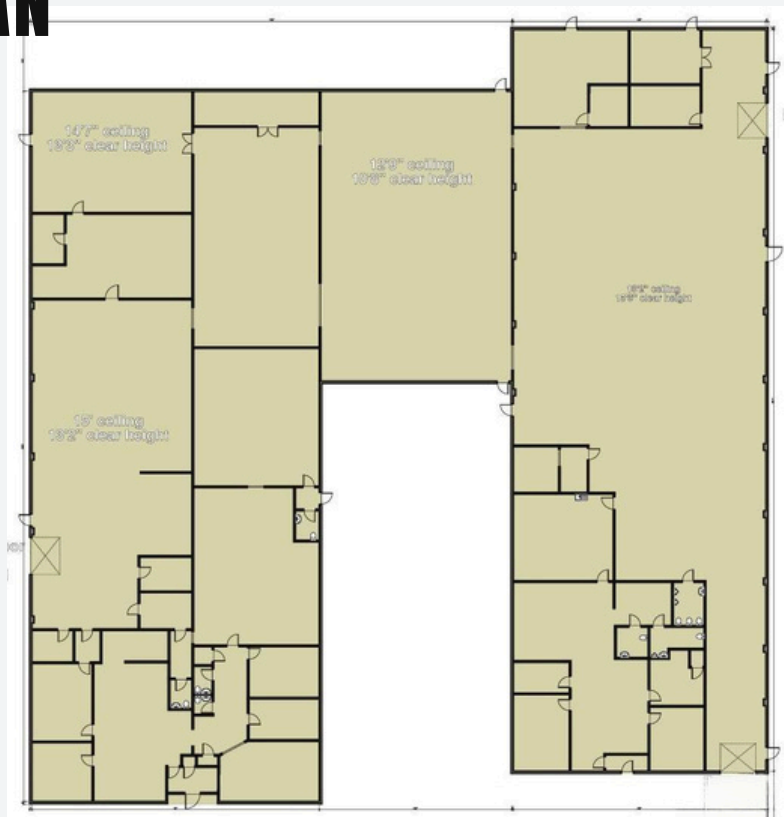
Industrial Infrastructure: Functional industrial layout featuring three drive-in doors, one dock-high door, and 10'8"-13'3" clear heights to accommodate a variety of warehouse, manufacturing, and logistics operations.



Zoning Advantage: Industrial zoning supports a wide range of warehouse, manufacturing, distribution, and service-related uses, offering flexibility for future ownership or tenancy.



FLOOR PLAN



OPERATING EXPENSES

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
OPERATING EXPENSES						
PROPERTY TAX	\$15,581	\$15,893	\$16,211	\$16,535	\$16,866	\$17,203
INSURANCE	\$7,079	\$7,221	\$7,365	\$7,513	\$7,663	\$7,816
TOTAL OPERATING EXPENSES	\$22,661	\$23,114	\$23,576	\$24,048	\$24,529	\$25,019

PHOTOS



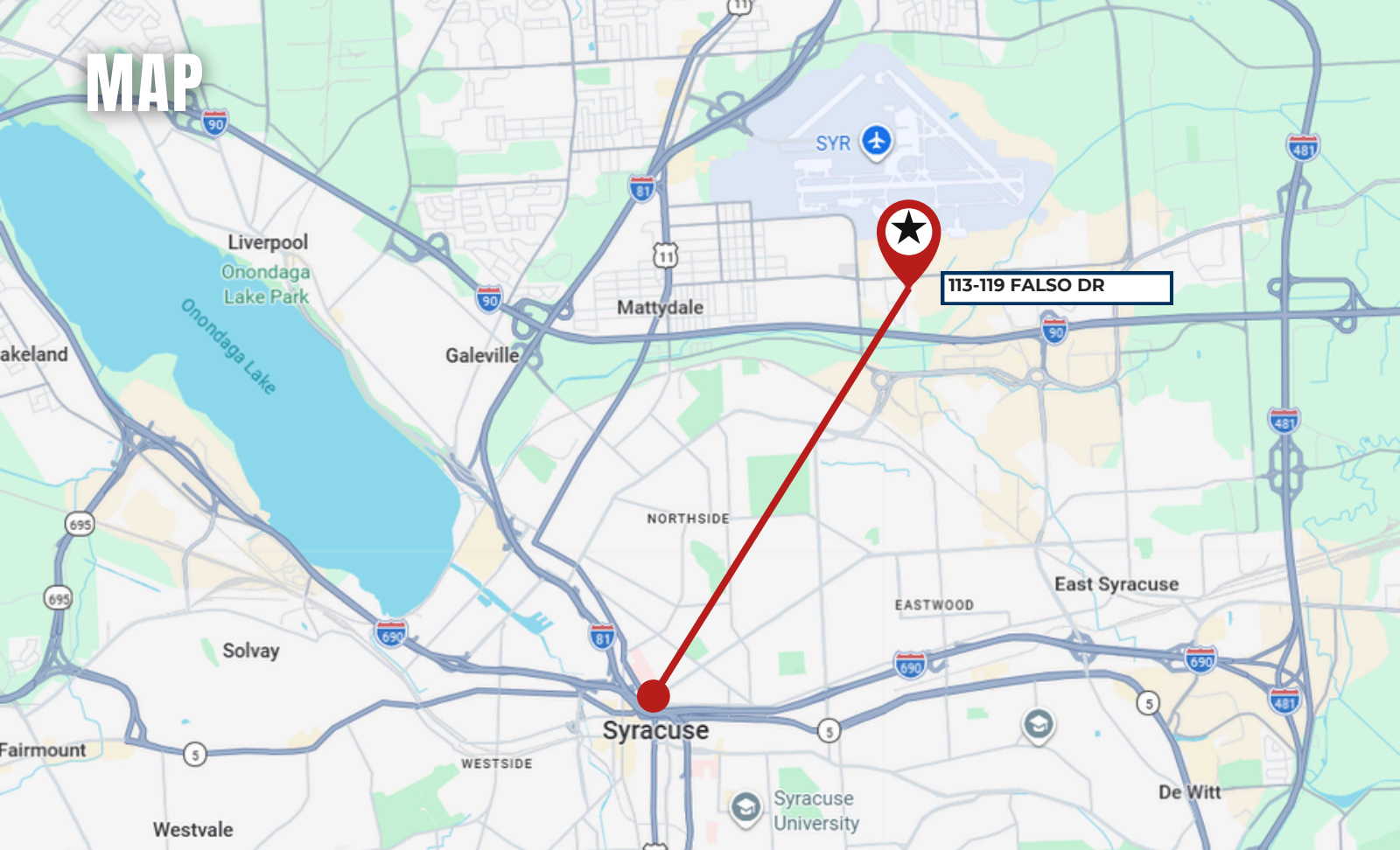
ABOUT SYRACUSE, NY

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.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	151	67,942	180,930
2024 POPULATION	146	64,472	176,063
2029 PROJECTION	142	62,523	171,798
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	62	29,470	75,586
2024 HOUSEHOLDS	60	27,952	74,345
2029 PROJECTION	58	27,064	72,523
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$68,566	\$69,706	\$69,447

MAP



113-119 FALSO DR

Syracuse

SYR

Liverpool
Onondaga
Lake Park

Mattydale

Galeville

NORTHSIDE

EASTWOOD

East Syracuse

Solvay

WESTSIDE

Syracuse
University

De Witt

Westvale

Lakeland

Fairmount

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