



6800 NORTHERN BLVD EAST SYRACUSE, NY 13057

INDUSTRIAL PROPERTY
OWNER USER

Ryan Jenkins
VP of Dispositions
rjenkins@ironhornenterprises.com

OFFERING MEMORANDUM



EXCLUSIVELY *PRESENTED BY*




Ryan Jenkins

VP of Dispositions


 631-833-5152

 Rjenkins@ironhornenterprises.com

Ironhorn Enterprises

 315-214-8406

 www.ironhornenterprises.com

 5912 N Burdick St,
East Syracuse, NY 13057



PROPERTY OVERVIEW

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LOCATION OVERVIEW

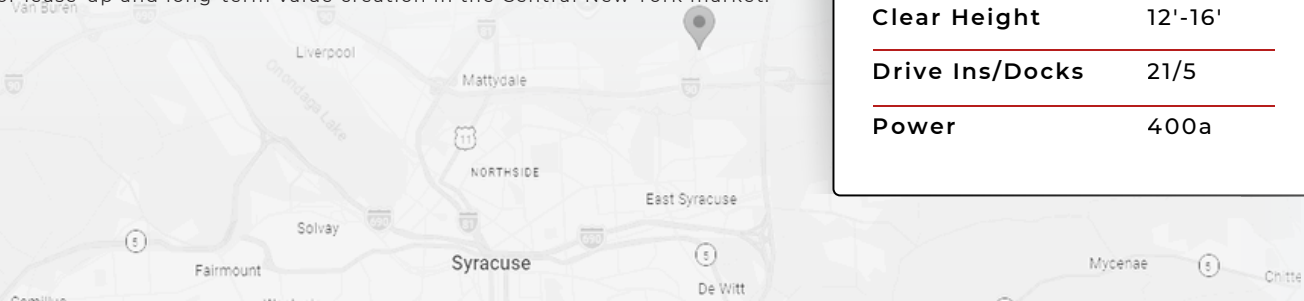
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EXECUTIVE SUMMARY

6800 Northern Blvd in East Syracuse, NY presents a vacant industrial opportunity, ideal for an owner-user or investor seeking to lease up a well-located asset in one of Central New York's most active industrial corridors. The 29,535 SF facility sits on 2.99 acres and features a functional layout with 12'-16' clear heights, five dock doors, and 21 drive-in doors—supporting a wide range of industrial and service-oriented users. The building includes approximately 13% office space and is powered by 400-amp electrical service, offering a strong foundation for both operational and administrative needs.

Strategically located just minutes from Carrier Circle, the property offers immediate access to I-90 (NYS Thruway) and I-81, placing it within 5 miles of Syracuse Hancock International Airport and under 10 miles from Downtown Syracuse. This prime infill location benefits from strong regional connectivity, a deep labor pool, and proximity to major distribution routes—positioning the asset for lease-up and long-term value creation in the Central New York market.



THE OFFERING

Building SF	29,535
Year Built/Reno	1975/1996
Lot Size (Acres)	2.99
Parcel ID	018.-03-05.4
Zoning Type	Industrial
Clear Height	12'-16'
Drive Ins/Docks	21/5
Power	400a

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INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Strategically positioned near Carrier Circle with immediate access to I-90 and I-81, and just minutes from Syracuse Hancock International Airport, the property offers excellent regional and national connectivity.



Expansive Space: The 2.99-acre parcel provides a strong building-to-land ratio, allowing for efficient circulation, parking, and potential outdoor storage or operational expansion.



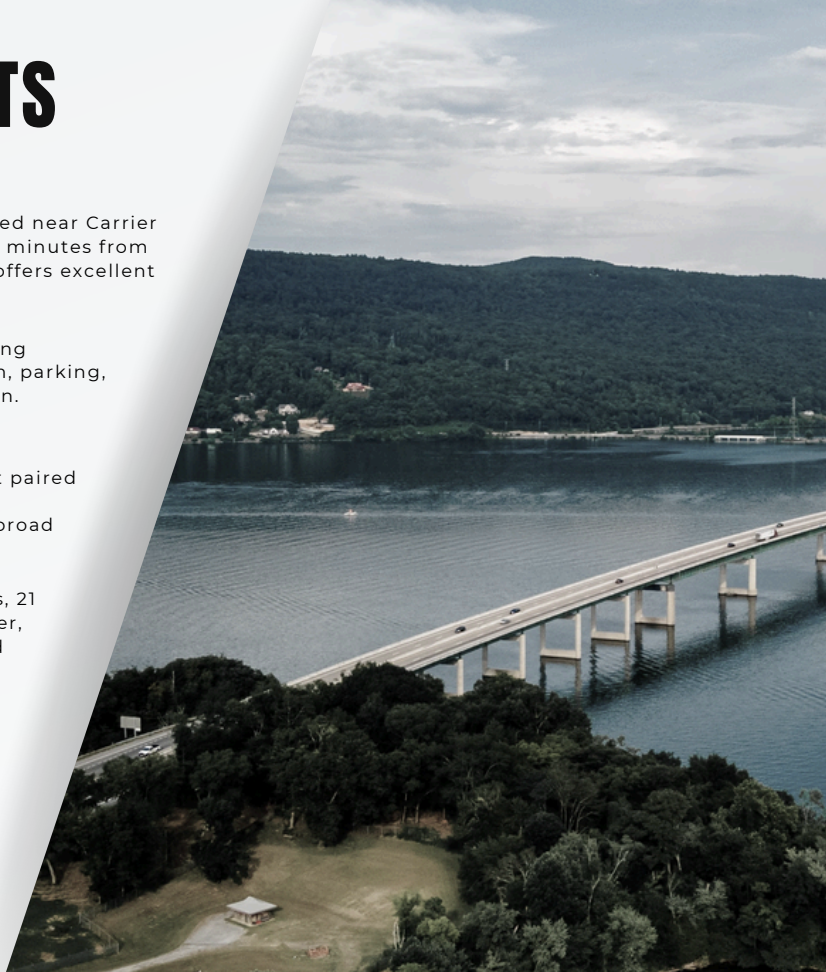
Strategic Features: Approximately 13% office buildout paired with a functional warehouse layout supports both administrative and operational needs, appealing to a broad range of tenants.



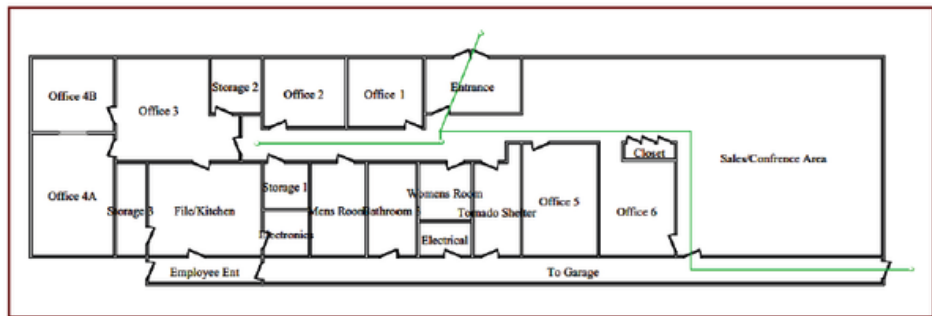
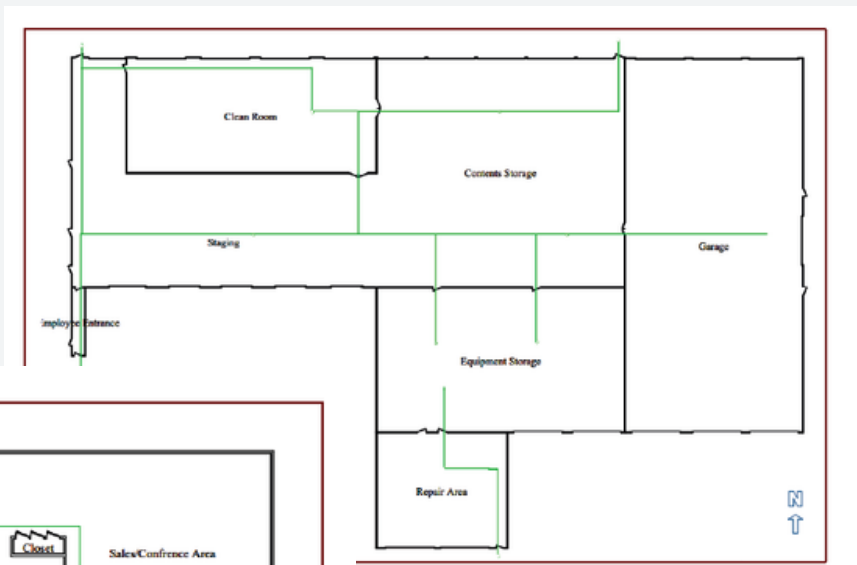
Industrial Infrastructure: Equipped with 5 dock doors, 21 drive-in doors, 12'–16' clear heights, and 400-amp power, the property delivers versatile loading capabilities and infrastructure suited for diverse industrial users.



Zoning Advantage: Flexible industrial zoning allows for a wide range of uses—including warehousing, light manufacturing, and service operations—helping ensure long-term adaptability and sustained tenant demand.



FLOOR PLAN



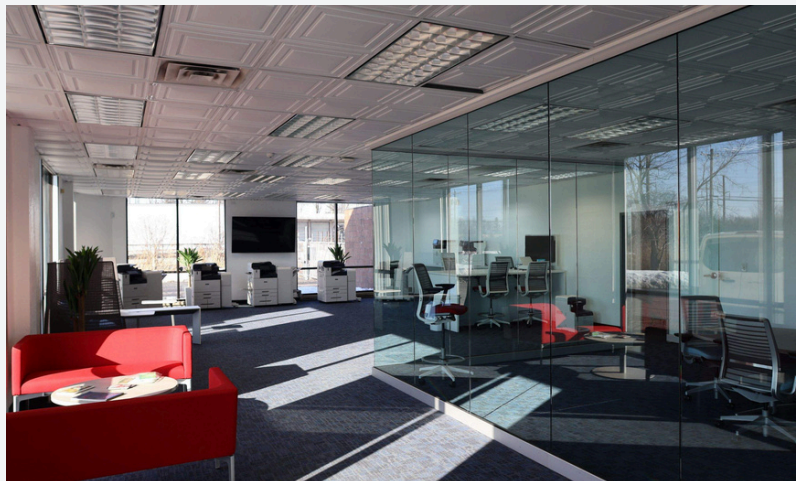
FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
OPERATING EXPENSES						
PROPERTY TAX	\$50,110	\$51,112	\$53,134	\$53,177	\$54,241	\$55,325
INSURANCE	\$10,337	\$10,544	\$10,755	\$10,970	\$11,189	\$11,413
TOTAL OPERATING EXPENSES	\$60,447	\$61,656	\$62,889	\$64,147	\$65,430	\$66,739
NET OPERATING INCOME	-\$60,447	-\$61,656	-\$62,889	-\$64,147	-\$65,430	-\$66,739

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PHOTOS

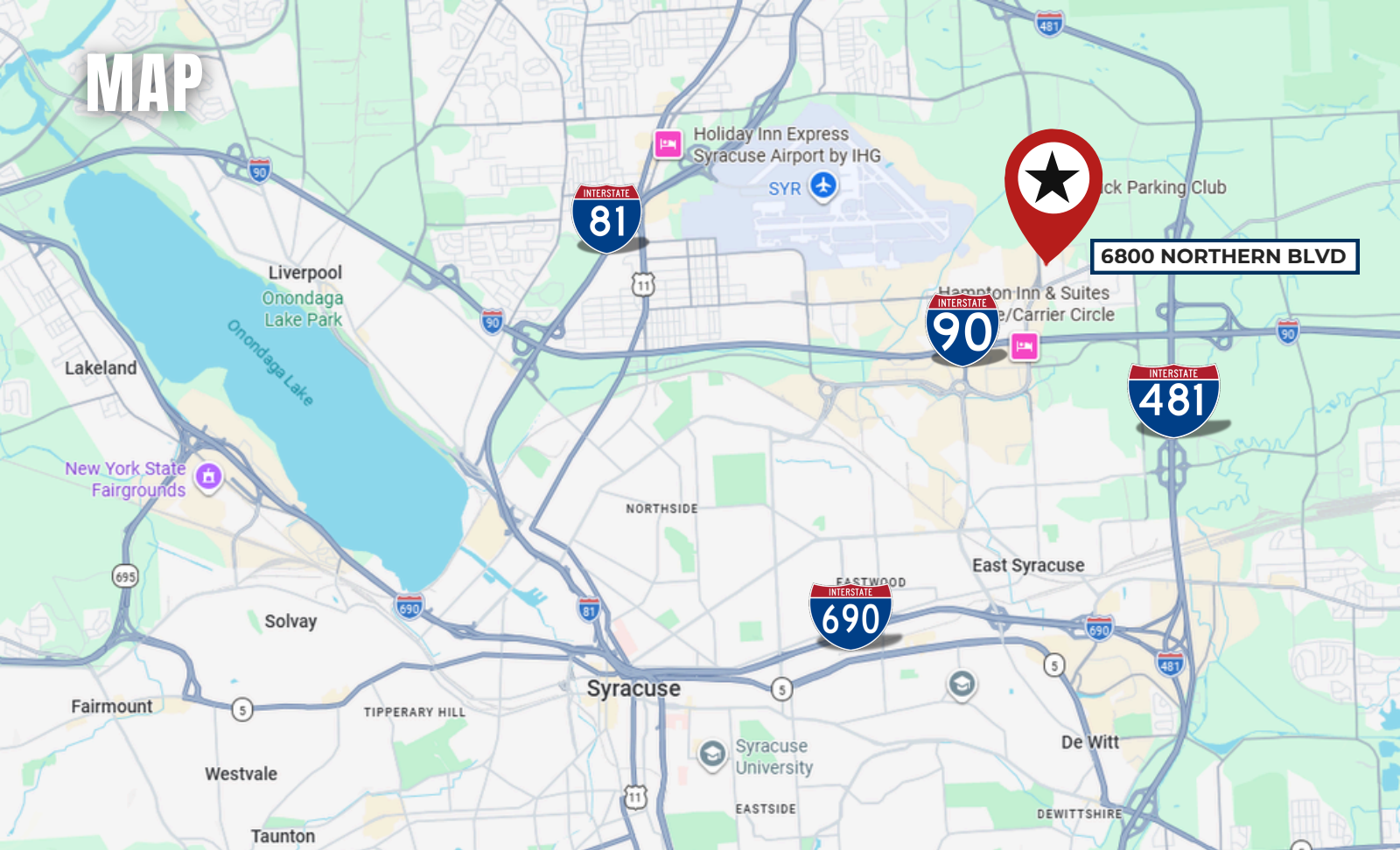


ABOUT EAST SYRACUSE, NY

East Syracuse, NY is one of Central New York's most established industrial submarkets, anchored by strong infrastructure and a long-standing base of manufacturing, logistics, and service users. Positioned at the intersection of I-90 (NYS Thruway) and I-81, the area offers direct connectivity across the Northeast and into the Midwest, making it highly efficient for regional distribution. Its proximity to Syracuse Hancock International Airport, major rail lines, and key logistics hubs further enhances accessibility. With a reliable labor pool, business-friendly environment, and continued regional investment, East Syracuse remains a highly attractive and durable location for commercial and industrial real estate.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	766	21,695	135,410
2025 POPULATION	856	20,400	129,764
2030 PROJECTION	872	20,012	127,950
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	306	9,902	57,551
2025 HOUSEHOLDS	341	9,270	55,150
2030 PROJECTION	347	9,079	54,335
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$147,043	\$83,473	\$83,202

MAP



6800 NORTHERN BLVD

Black Parking Club



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