



105 MEADE RD SYRACUSE, NY 13206

INDUSTRIAL PROPERTY
TRIPLE NET LEASE
FULLY LEASED


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
Investment Highlights
Floor Plan

FINANCIAL OVERVIEW

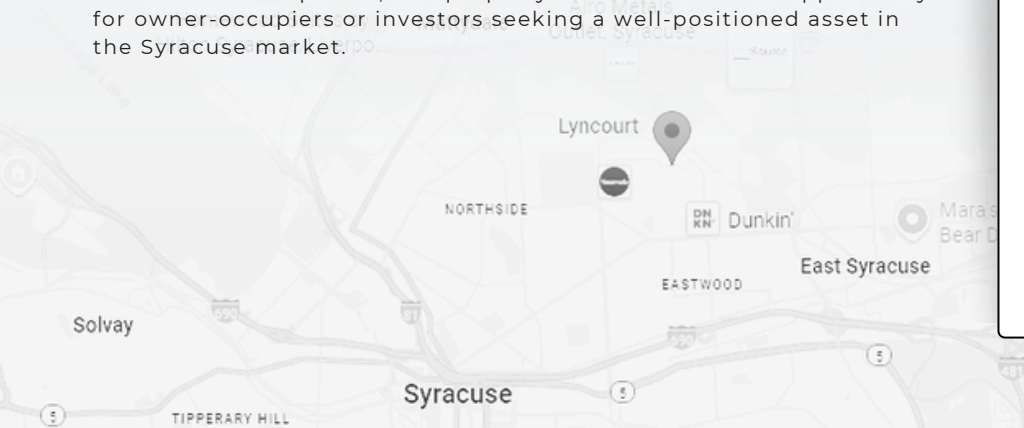
Financial Summary
Rent Roll
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LOCATION OVERVIEW

About Syracuse, NY
Demographics
Map

EXECUTIVE SUMMARY

105 Meade Road is a versatile, 4,056-square-foot Class C industrial building located on 0.96 acres in Syracuse, New York. Constructed in 1950 and fully renovated in 2024, this single-tenant property is currently vacant and features 16-foot clear heights, 10 dock doors, and 1 drive-in door. The facility includes 445 square feet of office space and 3,611 square feet of warehouse area, supported by 15 parking spaces at a ratio of 3.68 per 1,000 square feet. Zoned I-D for Industrial Development, this property offers an excellent opportunity for owner-occupiers or investors seeking a well-positioned asset in the Syracuse market.



THE OFFERING

Building SF	4,056 SF
Year Built	1950
Lot Size (Acres)	.96
Parcel ID	031.-08-02.0
Zoning Type	06
Clear Height	16'
Drive Ins	1
Docks	10
Power	200-500a

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Direct access to I-90, I-81, airport, and rail lines positions the property as a logistics hub.



Expansive Space: Large lot and scalable footprint support expansion, heavy equipment, and high-volume operations.



Strategic Features: Situated in a growing manufacturing corridor, the property is future-ready for long-term tenants.



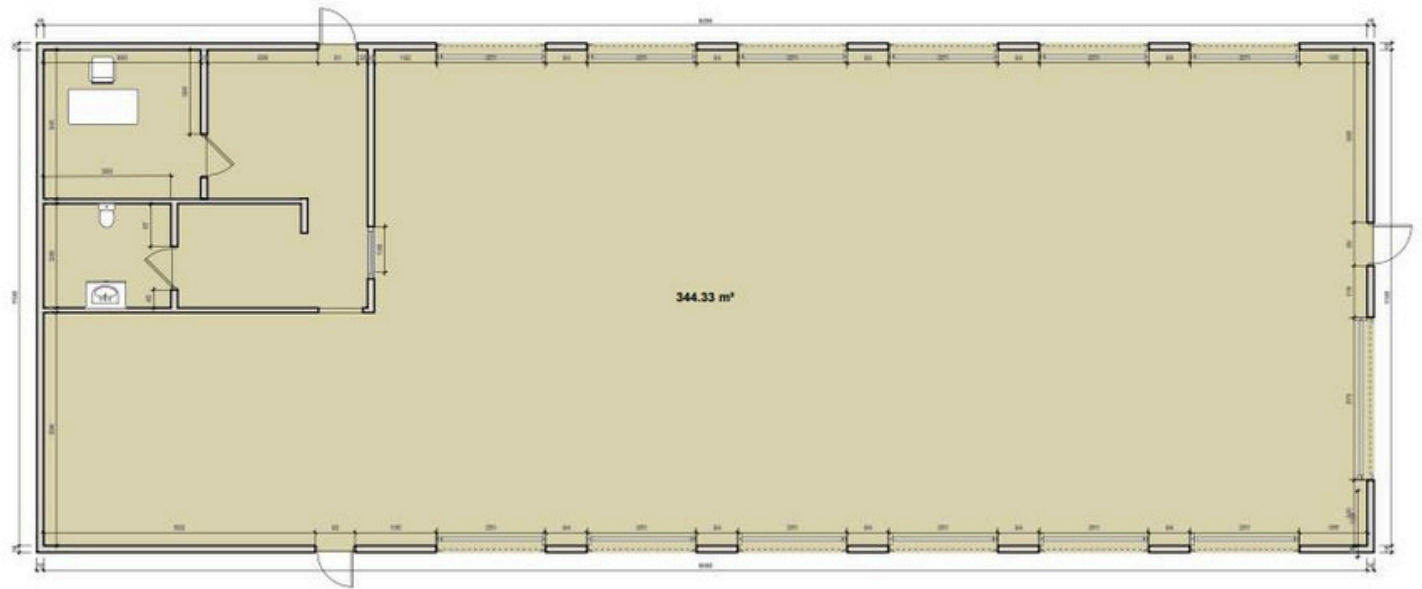
Industrial Infrastructure: Robust utilities, high clear heights, and multiple loading docks optimize industrial efficiency.



Zoning Advantage: Flexible industrial zoning allows for a wide range of manufacturing, warehousing, and distribution uses.



FLOOR PLAN



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$60,000	\$60,150	\$61,955	\$63,813	\$65,728	\$67,699
TAX & INS	\$8,060	\$8,221	\$8,386	\$8,553	\$8,724	\$8,899
EFFECTIVE GROSS REVENUE	\$68,060	\$68,371	\$70,340	\$72,367	\$74,452	\$76,598
OPERATING EXPENSES						
PROPERTY TAX	\$6,640	\$6,773	\$6,909	\$7,047	\$7,188	\$7,332
INSURANCE	\$1,420	\$1,420	\$1,477	\$1,506	\$1,537	\$1,567
TOTAL OPERATING EXPENSES	\$8,060	\$8,221	\$8,386	\$8,553	\$8,724	\$8,899
NET OPERATING INCOME	\$60,000	\$60,150	\$61,955	\$63,813	\$65,728	\$67,699

RENT ROLL

105 MEADE RD RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	GOFO Inc	4,056	\$60,000	\$14.79	09/22/2025	11/21/2028
TOTAL		4,056	\$60,000			



TENANT SUMMARY

GOFO Inc.

Gofo Inc. (or GOFO Express) is a US-based logistics company specializing in last-mile delivery for e-commerce, focusing on fast, economical, and flexible package delivery with a growing network across the United States, offering tracking and support for merchants and customers



LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	09/22/2025
Lease Expiration	11/21/2028
Base Term Remaining	3 years
Rental Increase	+3% Annually

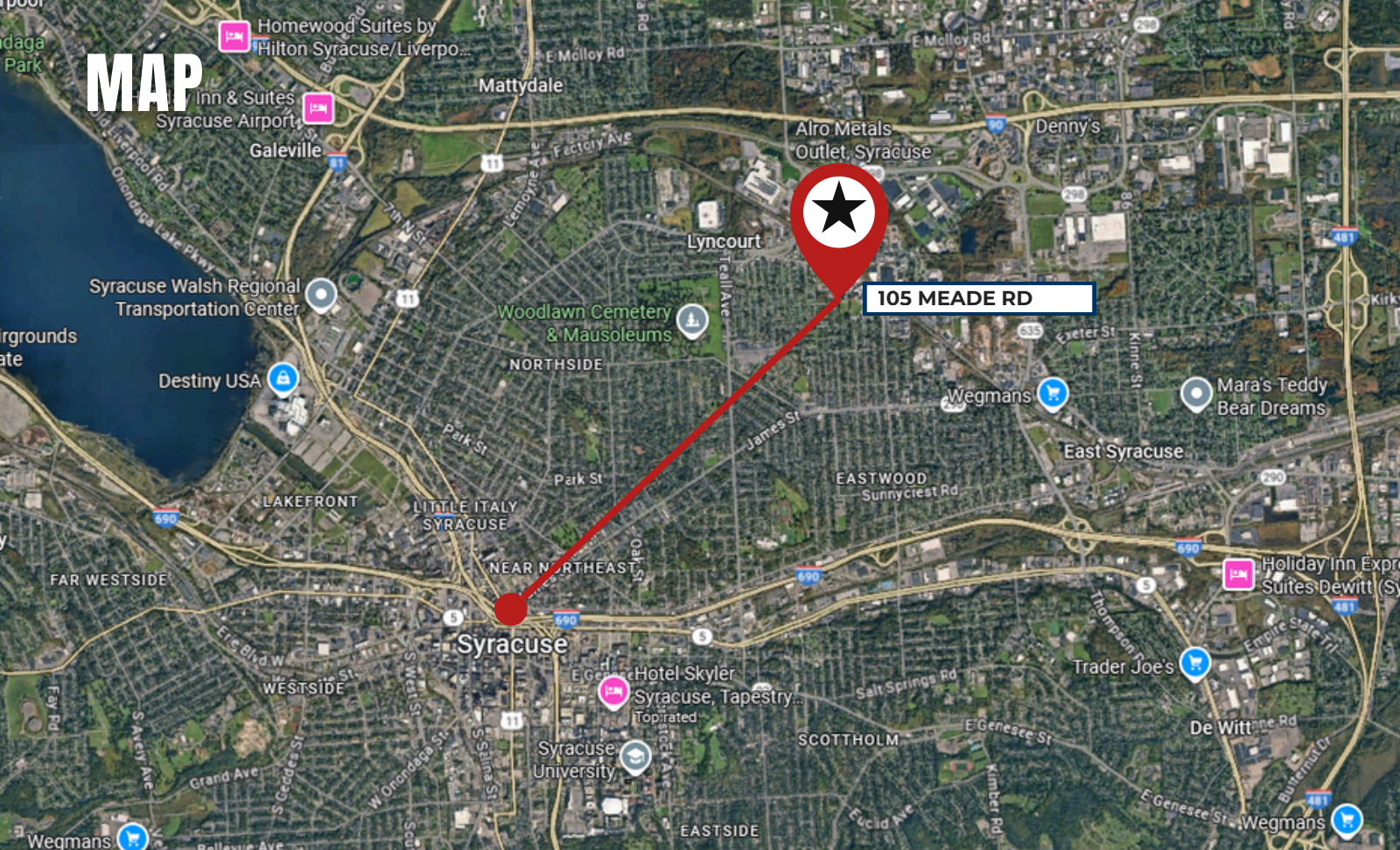
ABOUT SYRACUSE, NY

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 investment opportunities.

POPULATION	1-MILE	3-MILE	5-MILE
2029 PROJECTION	142	62,523	171,798
2024 ESTIMATE	146	64,472	176,063
2020 CENSUS	151	67,942	180,930
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2029 PROJECTION	58	27,064	72,523
2024 ESTIMATE	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



Homewood Suites by Hilton Syracuse/Liverpo...

Inn & Suites Syracuse Airport

Galeville

Mattydale

Alro Metals Outlet, Syracuse

Denny's

Syracuse Walsh Regional Transportation Center

Lyncourt

Woodlawn Cemetery & Mausoleums

105 MEADE RD

Destiny USA

Wegmans

Mara's Teddy Bear Dreams

LAKEFRONT

LITTLE ITALY SYRACUSE

NEAR NORTHEAST

EASTWOOD Sunnycrest Rd

East Syracuse

FAR WESTSIDE

Syracuse

Hotel Skyler Syracuse, Tapestry...
TOperated

Holiday Inn Express Suites Dewitt (S)

WESTSIDE

Syracuse University

SCOTTHOLM

Trader Joe's

De Witt Rd

Wegmans

EASTSIDE

Wegmans

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