



38 ALLEN STREET AUBURN, NY 13021

INDUSTRIAL PROPERTY
FULLY LEASED

OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



Nathan Couse

Dispositions Officer



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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
Tenant Summary

LOCATION OVERVIEW

About Auburn, NY
Demographics
Map

TABLE OF CONTENTS

EXECUTIVE SUMMARY

38 Allen Street in Auburn, NY presents a premier, fully leased industrial investment opportunity offering stable, in-place income within a modern facility. The 75,000-square-foot building sits on 6.4 acres and was originally constructed in 2014, with a significant addition completed in 2021, delivering updated functionality and expanded capacity. The property features 22' clear heights, two dock doors, one drive-in door, and 600-amp, 3-phase, 240/480-volt power, supporting a wide range of manufacturing, warehousing, and distribution operations.

Strategically positioned just minutes from NYS Route 5 & 20 and less than 10 minutes to the NYS Thruway (I-90) via Exit 40, the property provides efficient east-west connectivity between Syracuse and Rochester, placing tenants within the heart of Central New York's primary logistics corridor.



THE OFFERING

Building SF	75,000
Year Built/Reno	2014/2021
Lot Size (Acres)	6.4
Parcel ID	115.24-1-41
Zoning Type	I-1
Clear Height	22'
Docks/Drive Ins	2/1
Power	600a, 3p, 240/480v

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Positioned minutes from NYS Route 5 & 20 and under 10 minutes to I-90 (Exit 40), the property offers direct connectivity between Syracuse and Rochester within Central New York's primary east-west logistics corridor.



Expansive Space: 75,000 SF situated on 6.4 acres provides scalable operational capacity with room for parking, circulation, and potential yard expansion.



Strategic Features: Modern construction (2014) with a 2021 addition delivers updated functionality, 22' clear heights, and efficient loading via two docks and one drive-in door.



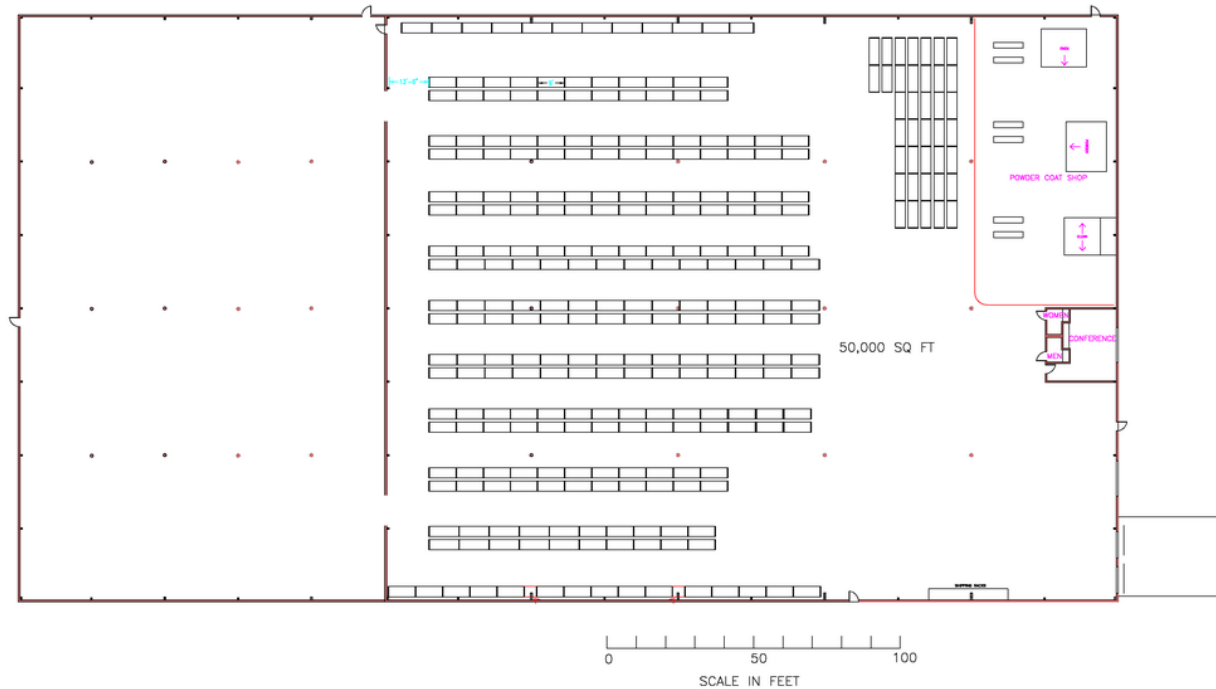
Industrial Infrastructure: Equipped with 600-amp, 3-phase, 240/480-volt power, supporting heavy manufacturing and high-demand industrial operations.



Zoning Advantage: Industrial zoning allows for a broad range of manufacturing, warehousing, and distribution uses, supporting long-term tenant flexibility and protecting future repositioning potential.



FLOOR PLAN



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$552,000	\$555,680	\$566,794	\$578,129	\$589,692	\$601,486
TAX & INS	\$102,429	\$104,478	\$106,568	\$108,699	\$110,873	\$113,090
EFFECTIVE GROSS REVENUE	\$654,429	\$660,158	\$673,361	\$686,828	\$700,565	\$714,576
OPERATING EXPENSES						
PROPERTY TAX	\$76,179	\$77,703	\$79,257	\$80,842	\$82,459	\$84,108
INSURANCE	\$26,250	\$26,775	\$27,311	\$27,857	\$28,414	\$28,982
TOTAL OPERATING EXPENSES	\$102,429	\$104,478	\$106,568	\$108,699	\$110,873	\$113,090
NET OPERATING INCOME	\$552,000	\$555,680	\$566,794	\$578,129	\$589,692	\$601,486

RENT ROLL

38 ALLEN ST RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	That's It Nutrition	75,000	\$552,000	\$7.36	08/15/2025	01/15/2031
TOTAL		75,000	\$552,000			



TENANT SUMMARY

That's It Nutrition, LLC

That's It Nutrition, LLC is a Los Angeles-based healthy snack company founded in 2012. The brand specializes in simple, plant-based fruit bars and snacks made with minimal, real-food ingredients. Known for clean labels and allergy-friendly products, That's It. distributes its products nationwide across retail and grocery channels.



LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	08/15/2025
Lease Expiration	01/15/2031
Base Term Remaining	5 years
Options	Two (2) Options to Extend for Five (5) years
Rental Increase	2% annually

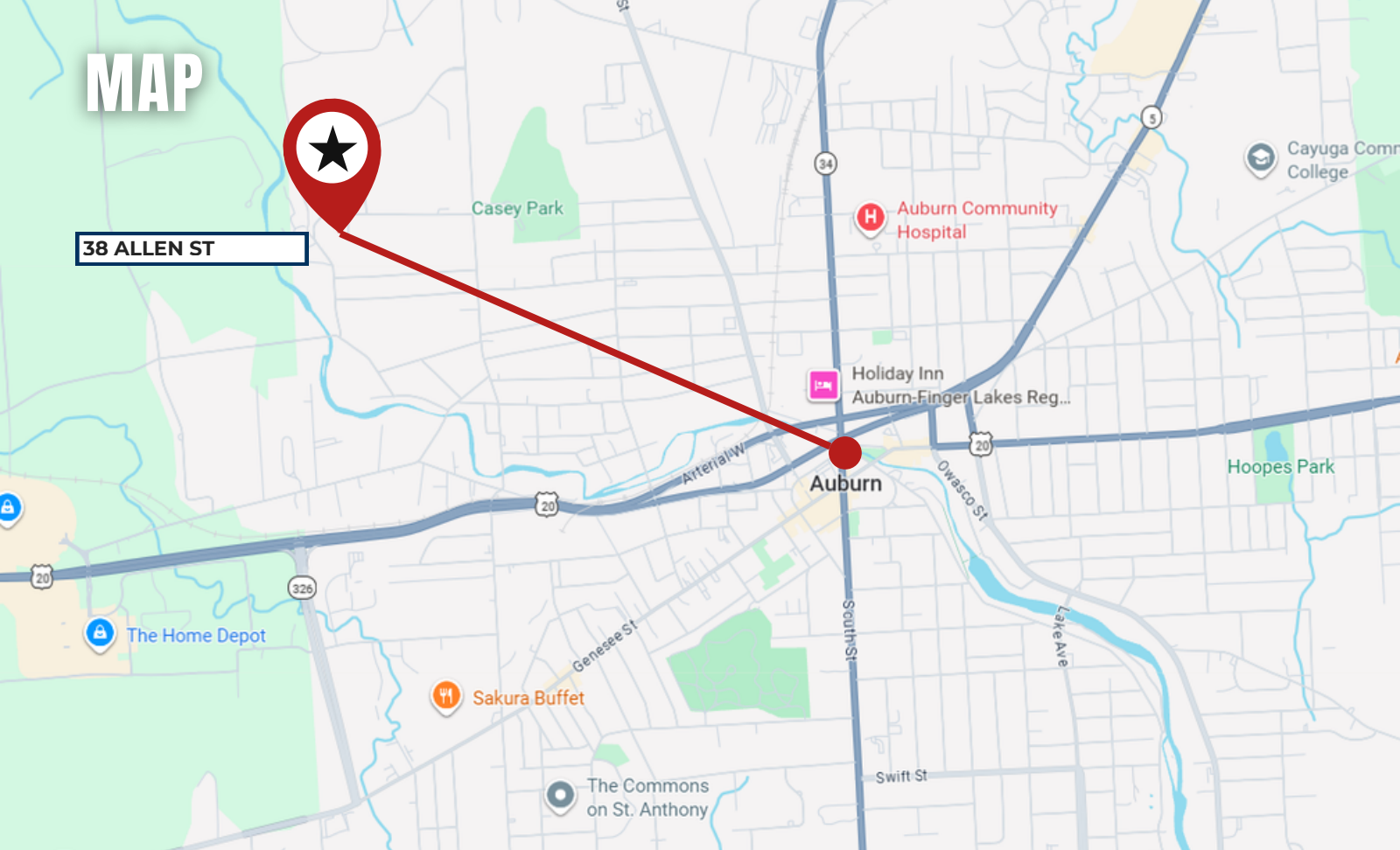
ABOUT AUBURN, NY

Auburn, NY is a well-positioned Central New York market located between Syracuse and Rochester, offering strategic access to both metros while maintaining a lower cost structure for commercial and industrial users. With direct frontage along NYS Route 5 & 20 and quick connectivity to the New York State Thruway (I-90), the city provides efficient east-west distribution across Upstate New York and the broader Northeast. Auburn's established manufacturing base, accessible workforce, flexible industrial zoning, and competitively priced land and facilities make it an appealing option for companies seeking scalable space, operational efficiency, and long-term value within the Syracuse-Rochester corridor.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	4,477	30,564	36,271
2024 POPULATION	4,292	29,607	35,313
2029 PROJECTION	4,212	29,152	34,826
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	1,870	13,171	15,531
2024 HOUSEHOLDS	1,786	12,796	15,164
2029 PROJECTION	1,746	12,580	14,932
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$55,189	\$65,155	\$72,630

MAP

38 ALLEN ST



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