



# 6800 NORTHERN BLVD EAST SYRACUSE, NY 13057

INDUSTRIAL PROPERTY  
FULLY LEASED


OFFERING MEMORANDUM

# EXCLUSIVELY *PRESENTED BY*



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 5912 N Burdick St,  
East Syracuse, NY 13057

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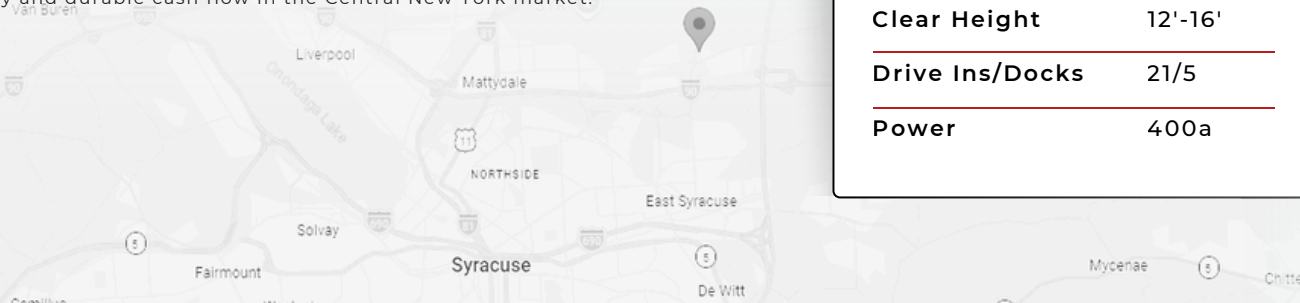
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# EXECUTIVE SUMMARY

6800 Northern Blvd in East Syracuse presents a fully leased industrial asset, offering immediate in-place income within 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 diverse range of industrial and service-oriented tenants. The building includes approximately 13% office space and is powered by 400-amp electrical service, providing a well-balanced infrastructure 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 Syracuse. This prime infill location benefits from strong regional connectivity, a deep labor pool, and proximity to major distribution routes—supporting long-term tenant stability and durable cash flow in the Central New York market.



## THE OFFERING

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

# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Positioned in East Syracuse near Carrier Circle with immediate access to I-90 and I-81, and minutes from Syracuse Hancock International Airport, enabling efficient regional and national distribution.



**Expansive Space:** 29,535 SF on 2.99 acres offers a balanced building-to-land ratio, supporting tenant operations with room for parking, circulation, and potential outdoor storage.



**Strategic Features:** Fully leased with a functional mix of warehouse and ~13% office space, delivering stabilized cash flow with operational versatility for a range of industrial users.



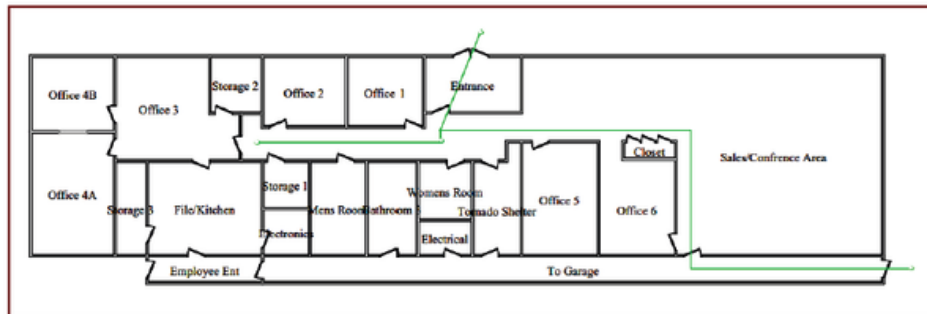
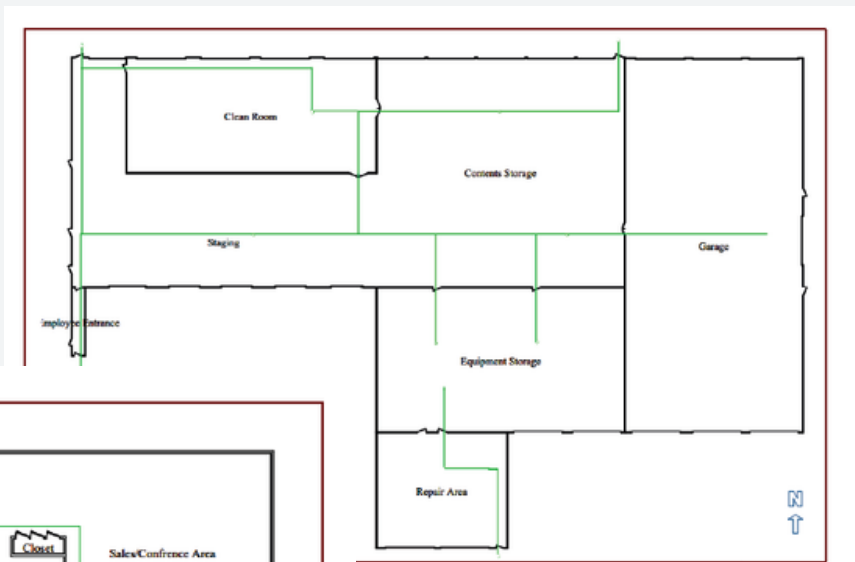
**Industrial Infrastructure:** Equipped with 12'–16' clear heights, five dock doors, 21 drive-in doors, and 400-amp power—supporting high-throughput logistics, fleet-based users, and service-oriented operations.



**Zoning Advantage:** Industrial zoning supports a wide range of uses, including warehousing, distribution, and service operations—providing flexibility for current tenancy and future repositioning if needed.



# FLOOR PLAN



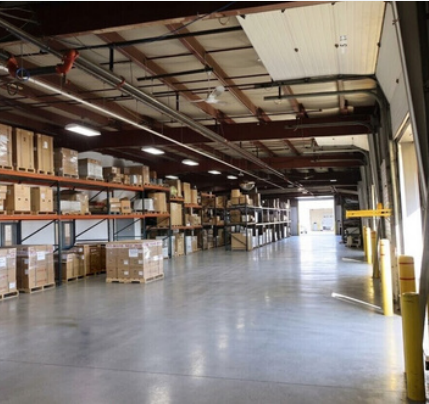
# FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
<b>GROSS REVENUE</b>						
BASE RENTAL REVENUE	\$249,144	\$256,618	\$264,317	\$272,246	\$280,414	\$288,826
TAX & INS	\$60,447	\$61,656	\$62,889	\$64,147	\$65,430	\$66,739
EFFECTIVE GROSS REVENUE	\$309,591	\$318,275	\$327,206	\$336,393	\$345,844	\$355,565
<b>OPERATING EXPENSES</b>						
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	\$249,144	\$256,618	\$264,317	\$272,246	\$280,414	\$288,826

# RENT ROLL

## 6800 NORTHERN BLVD RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Xerox Business Solutions LLC	29,311	\$249,144	\$8.50	7/1/2021	06/30/2029
TOTAL		29,311	\$249,144			



# TENANT SUMMARY

## Xerox

A global technology company specializing in workplace solutions, document management, digital printing, and business process services. The company provides printers, copiers, managed print services, workflow automation, and IT solutions that help organizations improve productivity, streamline operations, and manage information more efficiently.



## LEASE OVERVIEW

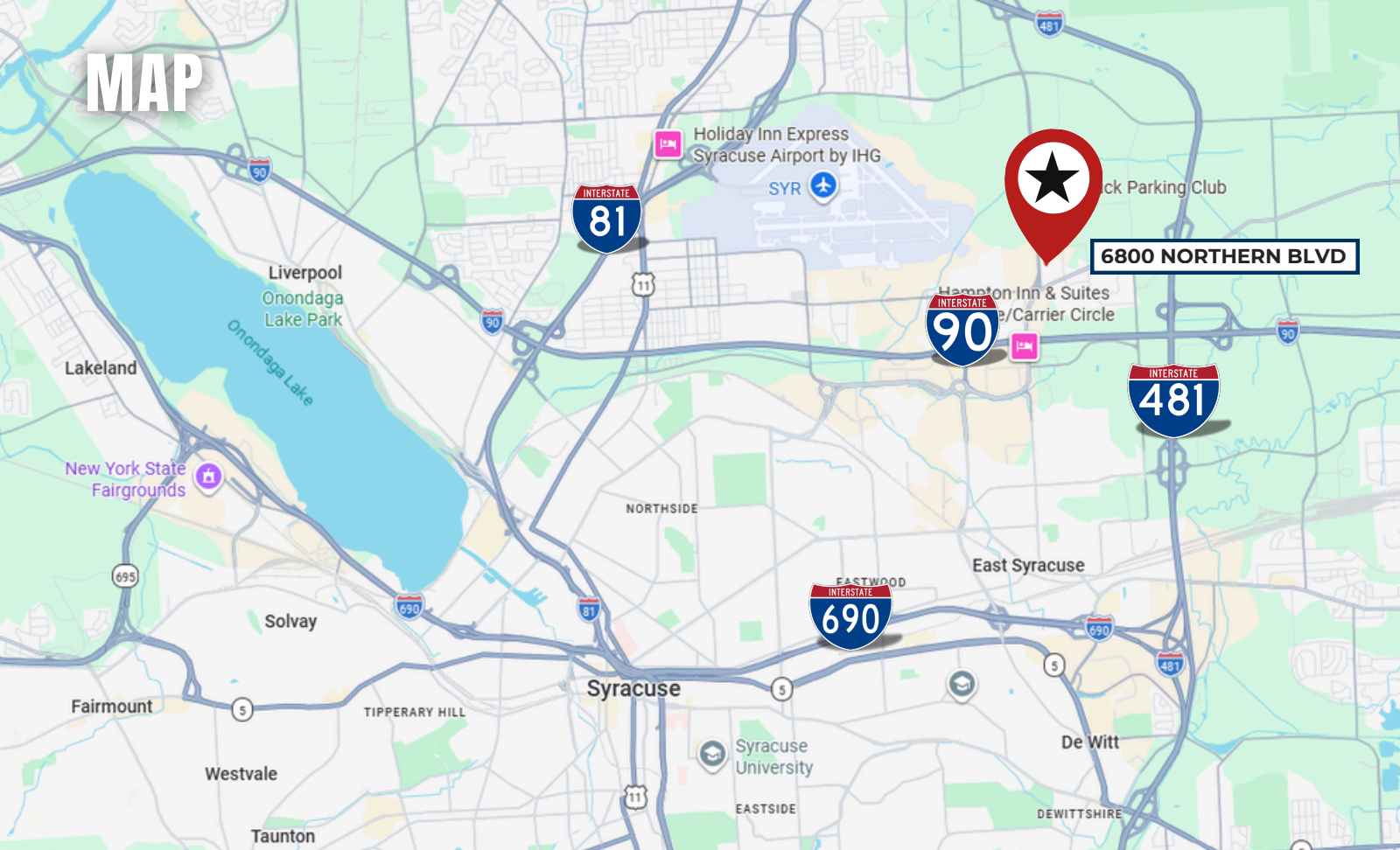
Lease Type	NNN
Lease Commencement	07/01/2021
Lease Expiration	06/30/2029
Base Term Remaining	3 Years
Options	One Three (3) Year
Rental Increase	3% annually

# 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.

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

# MAP



Holiday Inn Express  
Syracuse Airport by IHG

SYR



6800 NORTHERN BLVD

Black Parking Club

Hampton Inn & Suites  
Syracuse Carrier Circle



Syracuse

Syracuse  
University

Liverpool  
Onondaga  
Lake Park

Lakeland

New York State  
Fairgrounds

Solvay

Fairmount

Westvale

Taunton

TIPPERARY HILL

NORTHSIDE

EASTWOOD

East Syracuse

De Witt

EASTSIDE

DEWITTSHIRE

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