



115 GAME RD SYRACUSE, NY 13210

INDUSTRIAL PROPERTY
OWNER USER

OFFERING MEMORANDUM




EXCLUSIVELY *PRESENTED BY*



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 5912 N Burdick St,
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2

PROPERTY OVERVIEW

Executive Summary
Investment Highlights
Floor Plan

3

FINANCIAL OVERVIEW

Operating Expenses

6

LOCATION OVERVIEW

Photos
About Syracuse, NY
Demographics
Map

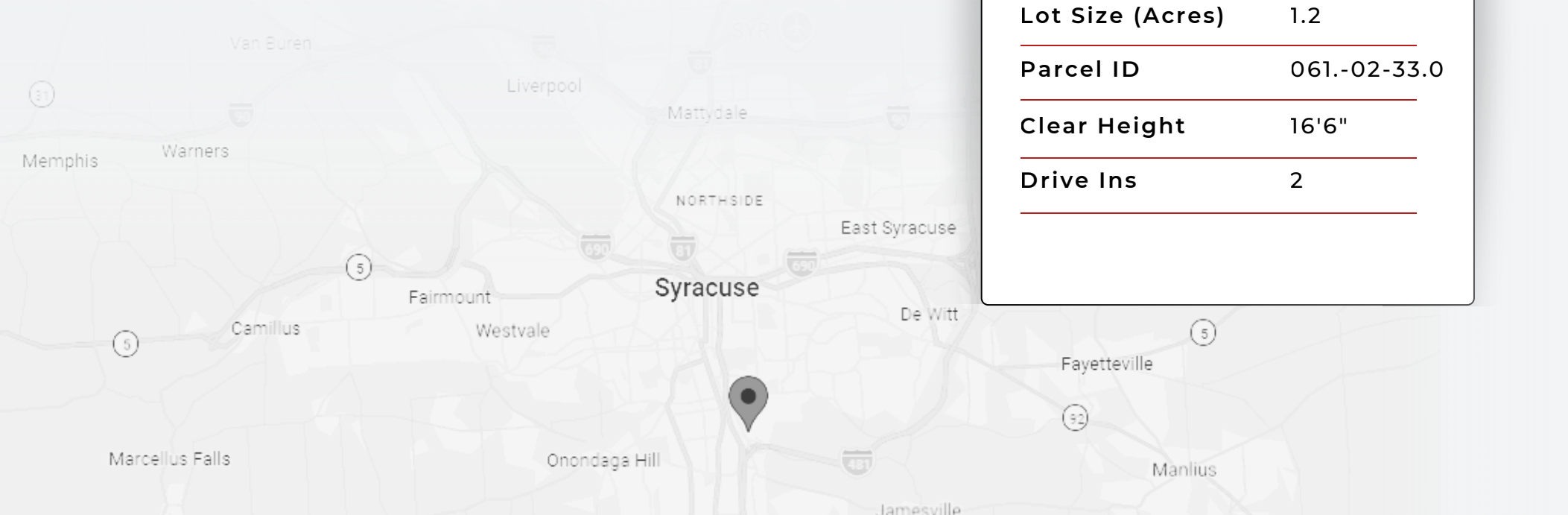
TABLE OF CONTENTS

EXECUTIVE SUMMARY

115 Game Road in Syracuse, NY presents an excellent owner-user opportunity, offering 5,609 SF of functional industrial space on a 1.20-acre site. Ideal for warehousing, contractor operations, light manufacturing, or service-related businesses, the property features 16'6" clear heights and two drive-in doors to support efficient loading and day-to-day operations. The generous site provides room for vehicle parking, outdoor storage, or future operational flexibility. Strategically located just minutes from Downtown Syracuse with immediate access to I-81 and I-690, the property offers outstanding regional connectivity, making it an ideal location for businesses seeking to establish or expand their operations in Central New York.

THE OFFERING

Building SF	5,609
Year Built	1960
Lot Size (Acres)	1.2
Parcel ID	061.-02-33.0
Clear Height	16'6"
Drive Ins	2



INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Minutes from Downtown Syracuse with immediate access to I-81 and I-690, offering efficient connectivity throughout Central New York and convenient access to regional markets.



Expansive Space: The 1.20-acre site provides valuable room for fleet parking, outdoor storage, equipment staging, or future site enhancements.



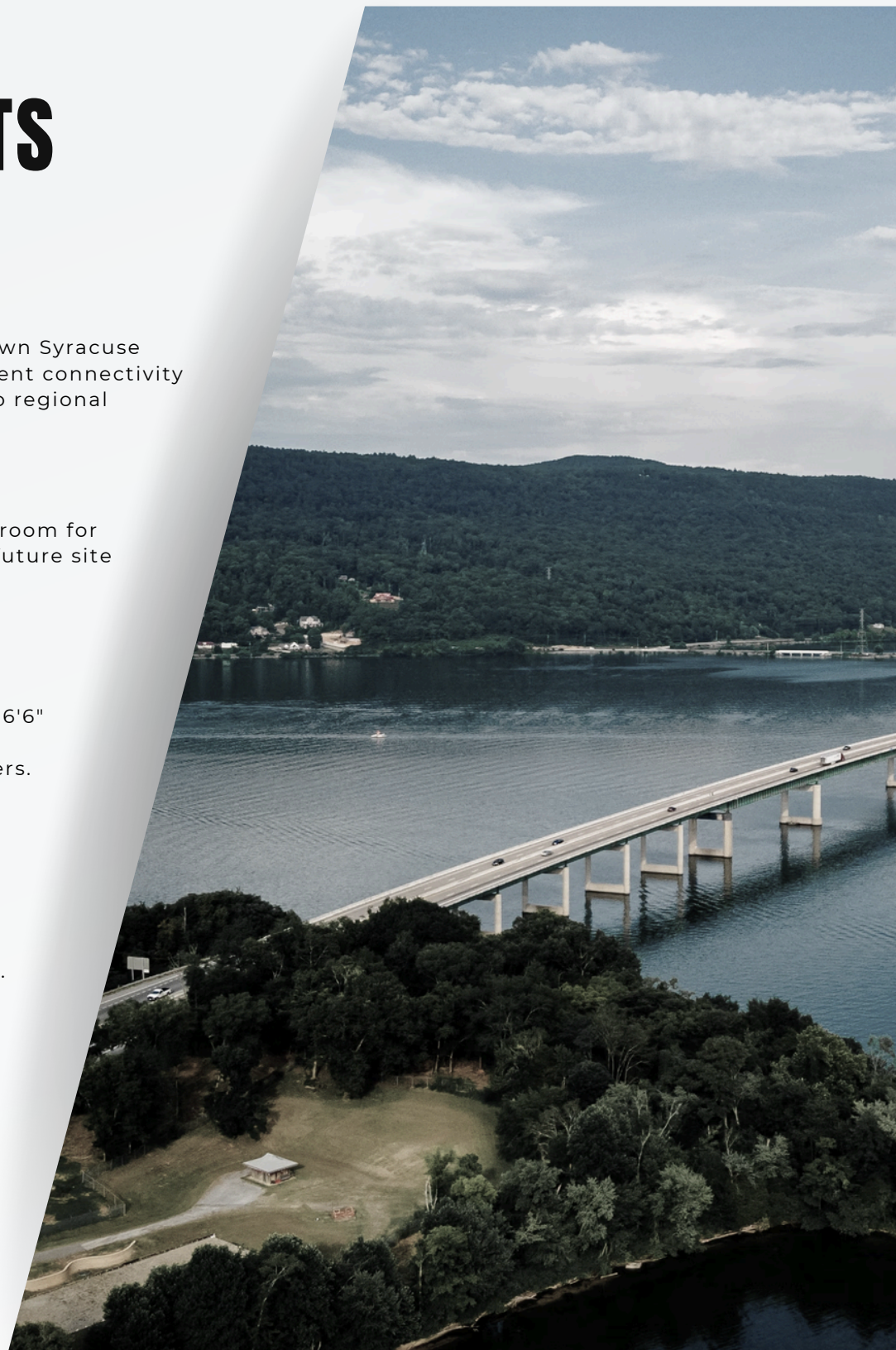
Strategic Features: A functional 5,609 SF layout with 16'6" clear heights and two drive-in doors supports efficient workflow and accommodates a variety of industrial users.



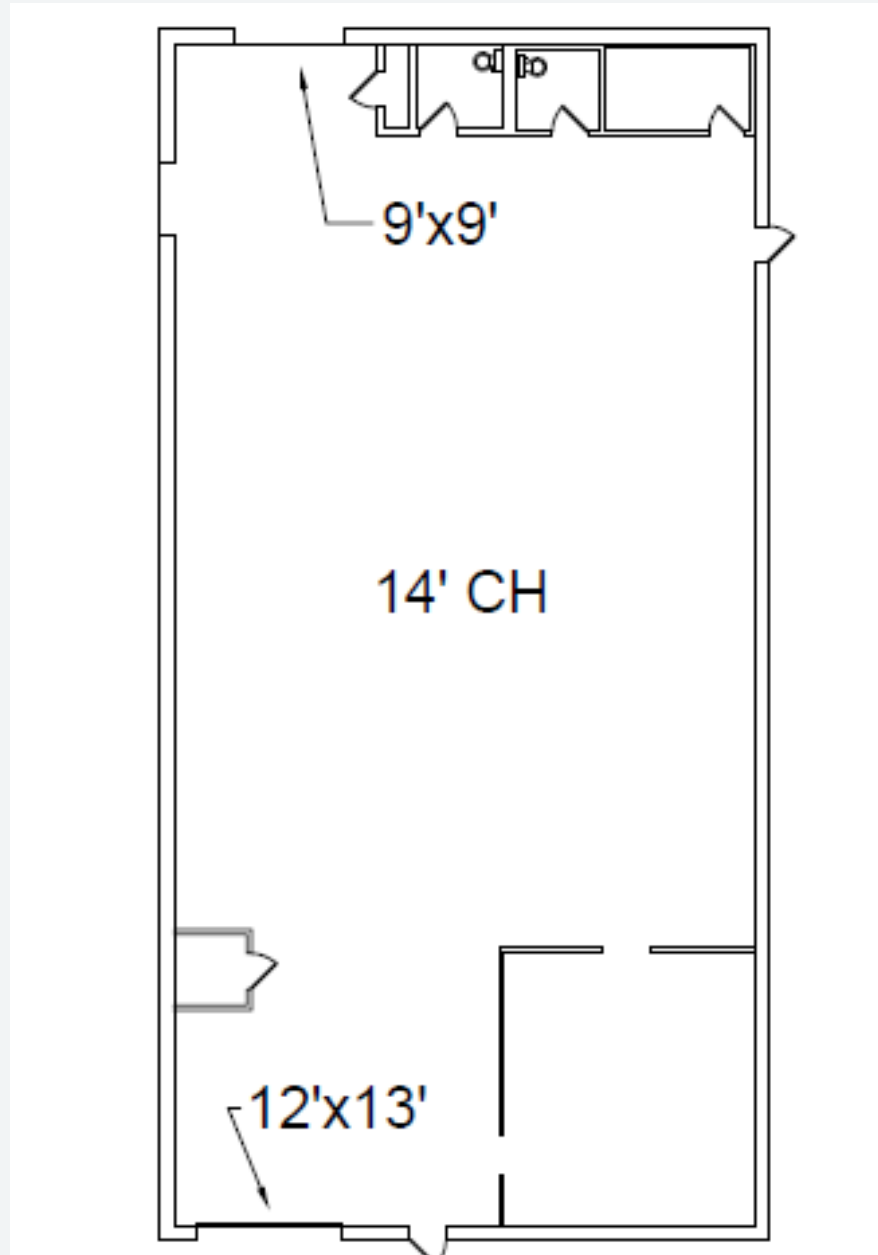
Industrial Infrastructure: Purpose-built industrial features and a manageable building size make the property an ideal fit for owner-occupants seeking a turnkey operational facility with minimal excess space.



Zoning Advantage: Industrial zoning supports a wide range of owner-user operations, including warehousing, light manufacturing, contractor services, and distribution uses, providing long-term operational flexibility.



FLOOR PLAN



OPERATING EXPENSES

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
OPERATING EXPENSES						
PROPERTY TAX	\$11,957	\$12,196	\$12,440	\$12,688	\$12,942	\$13,201
INSURANCE	\$1,945	\$1,984	\$2,2024	\$2,064	\$2,106	\$2,148
TOTAL OPERATING EXPENSES	\$13,902	\$14,180	\$14,463	\$14,753	\$15,048	\$15,349

PHOTOS



PHOTOS

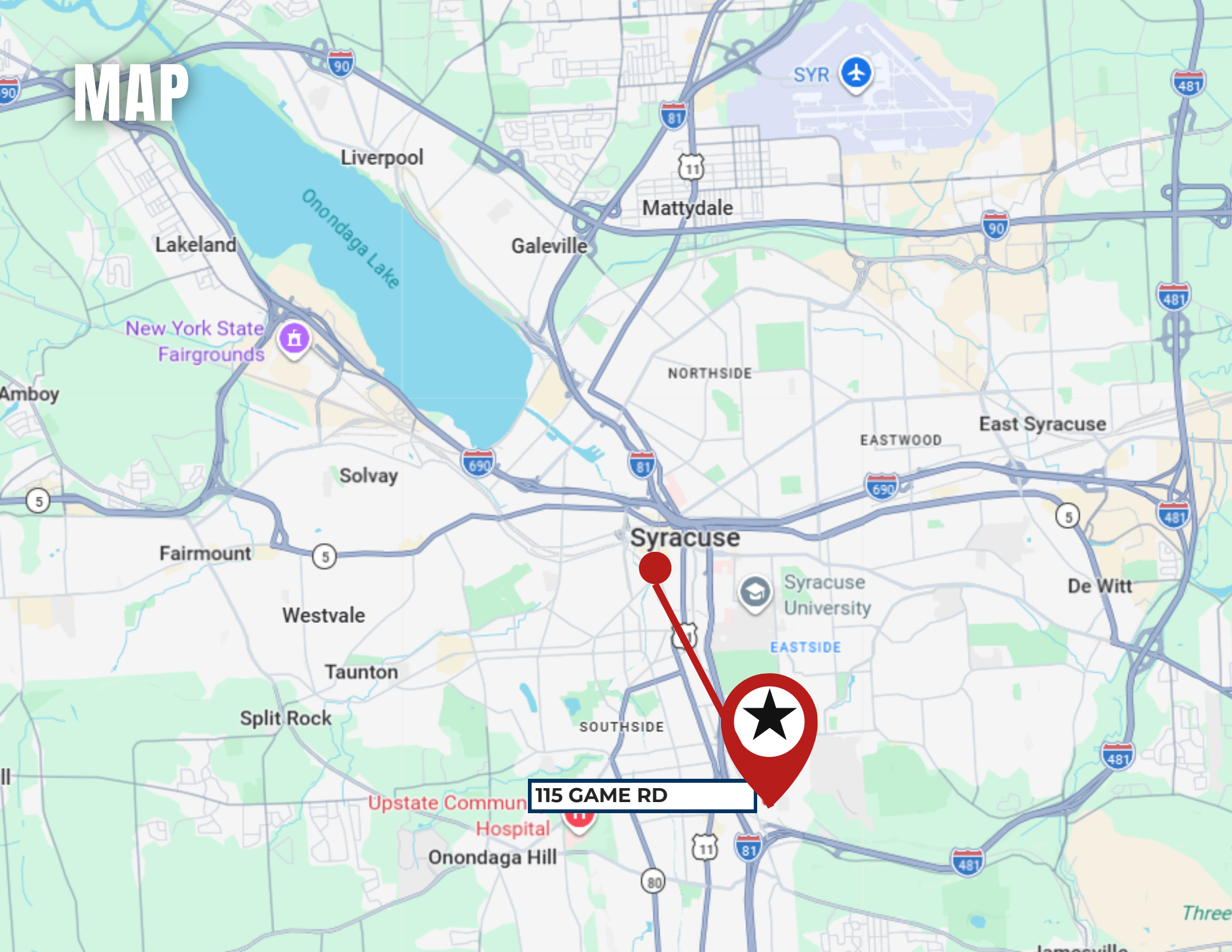


ABOUT SYRACUSE, NY

Syracuse, NY is a strategic logistics and manufacturing hub in the heart of Central New York, offering businesses access to a large regional market and excellent transportation infrastructure. Anchored by the intersection of I-81 and the New York State Thruway (I-90), the city provides efficient connectivity to major Northeast markets including New York City, Boston, Buffalo, Albany, Rochester, and Canada. Syracuse's diverse industrial base, skilled workforce, ongoing economic development initiatives, and major investments in advanced manufacturing and semiconductor production continue to drive demand for commercial and industrial real estate. Combined with competitive operating costs and a business-friendly environment, Syracuse remains an attractive location for warehousing, distribution, manufacturing, and owner-user investment opportunities.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	15,842	99,287	198,754
2025 POPULATION	16,723	101,337	196,567
2030 PROJECTION	16,849	101,346	195,174
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	5,783	37,313	79,147
2025 HOUSEHOLDS	6,081	38,186	78,238
2030 PROJECTION	6,119	38,202	77,649
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$55,461	\$75,367	\$80,059

MAP



115 GAME RD

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