

Border Patrol Building



19 East Schuyler St Oswego, NY 13126



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For Sale



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The Atrium
2 S Clinton St
Suite 120
Syracuse, NY 13202

Oswego Market Overview

Strategic Waterfront Location: Oswego sits on Lake Ontario with direct access to the Port of Oswego, a major shipping and logistics hub — the only deepwater port on the U.S. side of the Great Lakes east of Detroit.

Strong Regional Connectivity: Quick access to State Route 104 and Interstate 481, connecting to Syracuse (45 minutes) and the Thruway corridor.

Economic Growth & Investment: The city has received Downtown Revitalization Initiative (DRI) funding from New York State, fueling new housing, retail, and waterfront projects.

Business-Friendly Climate: The City of Oswego Office of Economic Development actively supports redevelopment projects and may offer local incentives, façade grants, and PILOT programs for qualifying improvements.

Diverse Local Economy: Anchored by SUNY Oswego, the Port, Oswego Health, and a mix of manufacturing, logistics, and service industries



Tenant Profile

The Border Patrol Station replaced the earlier Border Patrol Station in Fulton, NY and this building was built for Border Patrol in 2005 to better serve the northern border region. The station is part of the Buffalo sector within US Customs and Border Protection, and its jurisdiction covers an international border of about 36.5 miles of water (along the shoreline of Lake Ontario) between US and Canada. The mission is to implement the Northern Border Strategy, which involves securing the border, preventing illegal entry, detecting cross-border threats, and cooperating with state and local law enforcement agencies.



Financial Analysis

The US Government (via CBP/Border Patrol) is the Tenant, who has occupied the building since it was built in 2005, and recently signed a new lease. Key business terms are summarized below; please contact our office for a complete overview of the tenant's lease and other building financial information.

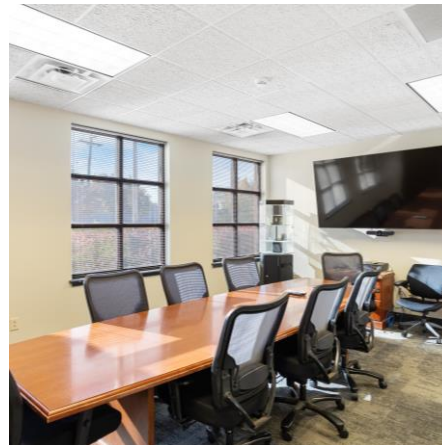
- Total building size including the office, garage and sally port equals 14,496 square feet
- Fifteen (15) designated indoor heated parking spaces located in the attached garage and thirty (30) on-site surface parking spaces
- Lease Commencement is April 1st 2025
- Current Lease Expiration Date is March 31st 2040, with Tenant having a termination option on March 31st 2035
- Current Annual Rent is \$376,137.24 with rent increases



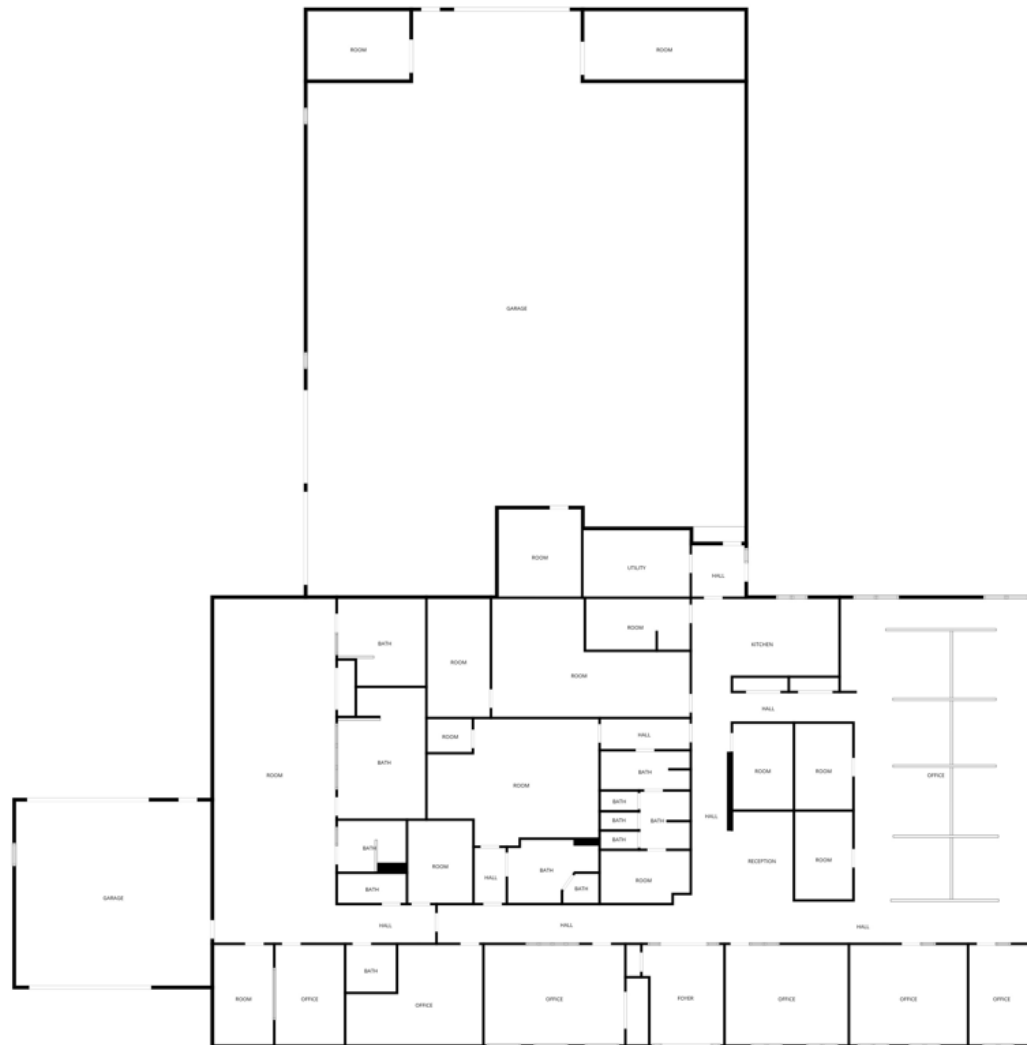
Exterior Photos



Interior Photos



Floor Plan





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