

# 200 GATEWAY PARK DRIVE SYRACUSE, NY 13212

INDUSTRIAL PROPERTY FOR SALE

**J|W|P**  
COMMERCIAL

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JOSHUA W. PODKAMINER, SIOR, CCIM  
315.423.9390  
jwp@jwpcommercial.com

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,695,000
<b>Building Size:</b>	18,000 SF
<b>Price / SF:</b>	\$94.17
<b>Year Built:</b>	1987
<b>Renovated:</b>	2025
<b>Zoning:</b>	PD
<b>Municipality:</b>	Village of North Syr
<b>Buildings:</b>	Three

## PROPERTY OVERVIEW

High-Quality 3-Building Office / Flex Industrial complex. Attractive block buildings with office and warehouse spaces, and grade level and dock level access. Ideally suited for either owner / investor or investor looking for stabilized properties with value-add potential.

## PROPERTY HIGHLIGHTS

- High-Quality Block Construction
- Recent Improvements (Paving and Roof Work)
- Central Location
- Excellent Interstate Access
- Close Proximity to Hancock International Airport
- Close Proximity to Micron Site in Clay, NY (see aerial)
- Multi - Tenant

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# PROPERTY AERIAL

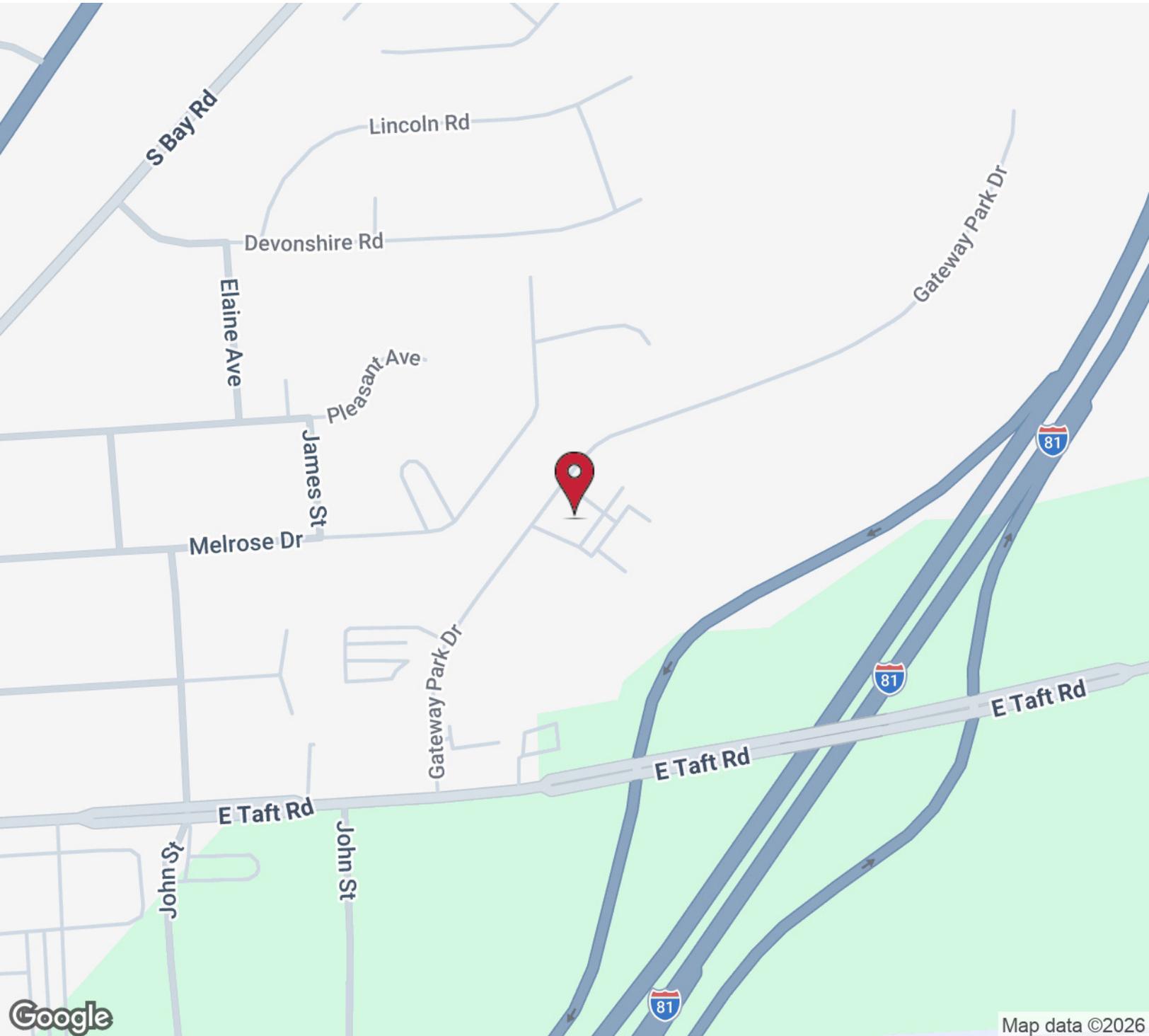


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# LOCATION MAP



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# BUILDING A PHOTOS



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# BUILDING B PHOTOS



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# BUILDING C PHOTOS



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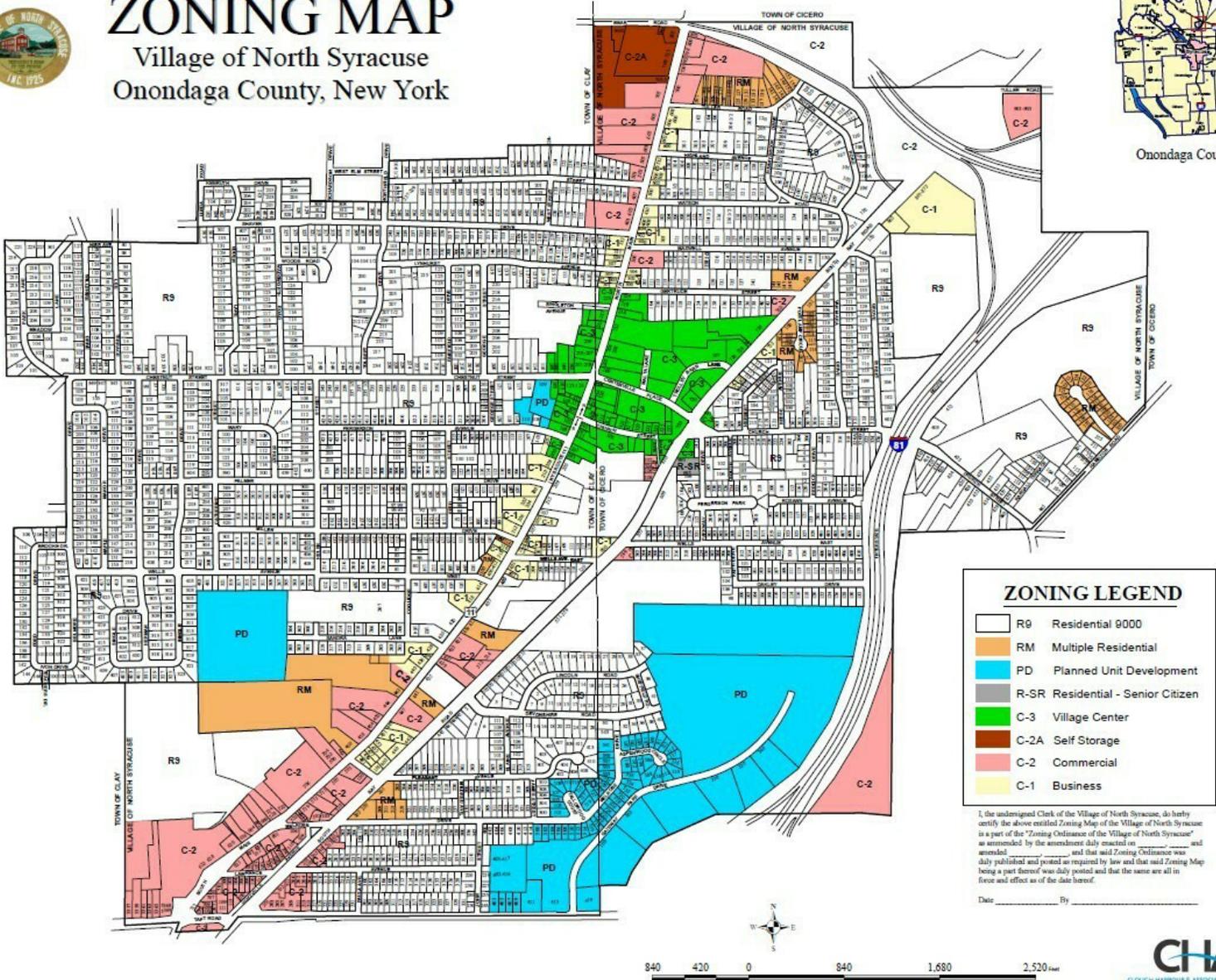


# ZONING MAP



## ZONING MAP

Village of North Syracuse  
Onondaga County, New York



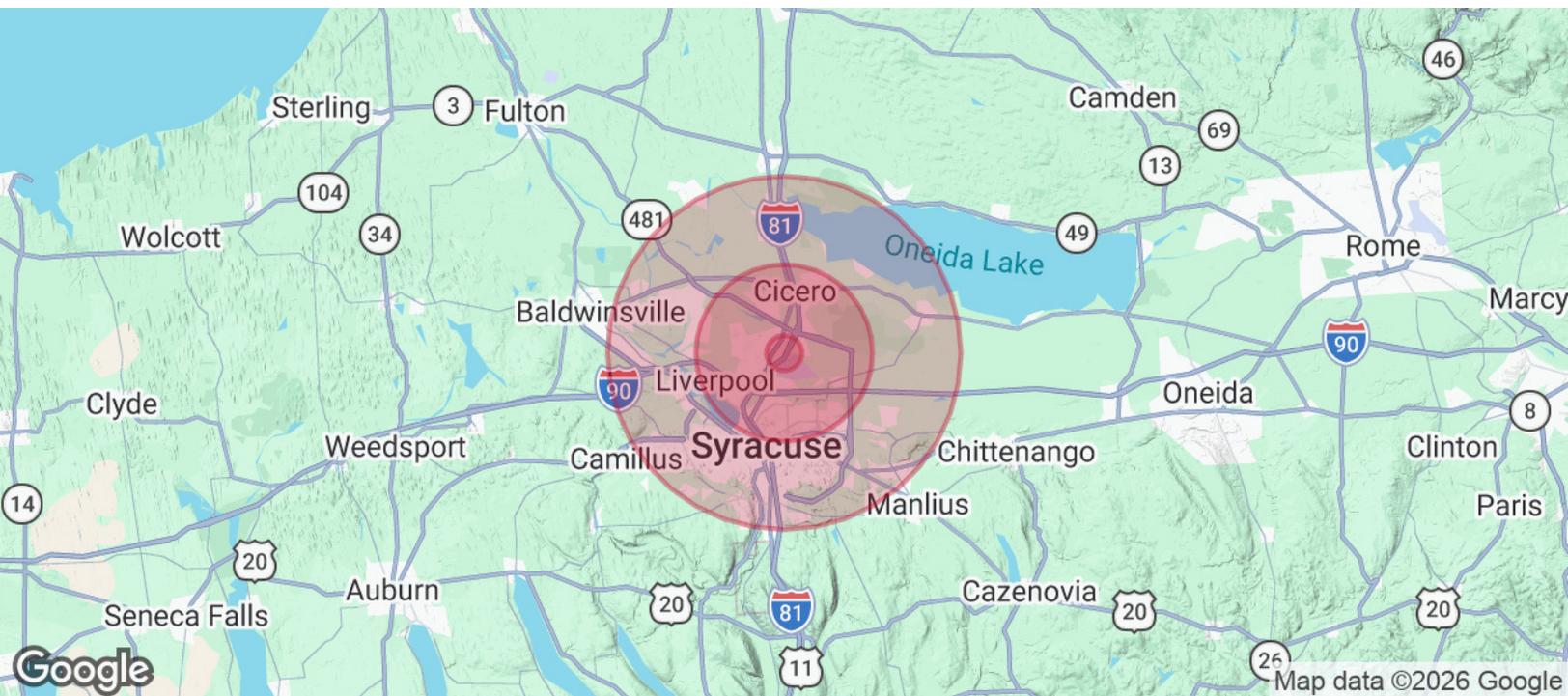
	R9 Residential 9000
	RM Multiple Residential
	PD Planned Unit Development
	R-SR Residential - Senior Citizen
	C-3 Village Center
	C-2A Self Storage
	C-2 Commercial
	C-1 Business

I, the undersigned Clerk of the Village of North Syracuse, do hereby certify the above entitled Zoning Map of the Village of North Syracuse is a part of the "Zoning Ordinance of the Village of North Syracuse" as amended by the amendments duly enacted on \_\_\_\_\_ and amended \_\_\_\_\_ and that said Zoning Ordinance was duly published and posted as required by law and that said Zoning Map being a part thereof was duly posted and that the same are all in force and effect as of the date hereof.

Date \_\_\_\_\_ By \_\_\_\_\_

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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,109	132,743	382,356
Average Age	44	41	41
Average Age (Male)	42	40	39
Average Age (Female)	46	42	42

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,936	57,259	159,346
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$81,910	\$88,202	\$90,707
Average House Value	\$176,568	\$202,999	\$221,022

Demographics data derived from AlphaMap

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# ADVISOR BIO 1



**JOSHUA W. PODKAMINER, SIOR, CCIM**

Managing Member

[jwp@jwpcommercial.com](mailto:jwp@jwpcommercial.com)

Direct: 315.423.9390 | Cell: 315.415.6030

## PROFESSIONAL BACKGROUND

Joshua W. Podkaminer, SIOR, CCIM is a native of Syracuse, New York. Josh and his wife, Rebecca, have four children and live in the nearby Jamesville - Dewitt area. Josh is active with his family and the community. Hobbies include travel, fly fishing, gardening (vegetable and pumpkin patch,) and a focus of being involved in his children's activities. Josh grew up around the commercial construction business and started working as a laborer on construction sites at the age of 14, which plays a significant role in his interest, and many friendships, with people in the construction trades. After graduating from Hobart College in 2000, Josh joined Montgomery Partners / Emhoff Associates as a real estate salesperson and quickly worked towards his real estate brokerage license. He purchased his first residential rental property in 2000, which expanded into a student housing business, and associated management, with properties immediately adjacent to Syracuse University. Real estate ownership and development has continued with projects including the Franklin Center Office Building, in the heart of Franklin Square, and OneGroup Center at 706 North Clinton Street in the Inner Harbor. The brokerage and management businesses were consolidated, and renamed, in 2015 into JWP Commercial, which today provides real estate brokerage, management, development, and consulting services with a focus throughout the Syracuse, NY and Onondaga County marketplace.

## EDUCATION

Fayetteville-Manlius Schools, Manlius, New York  
Lawrenceville School, Lawrenceville, New Jersey  
Hobart and William Smith Colleges, Geneva, New York

## MEMBERSHIPS

SIOR (Society of Industrial and Office Realtors)  
CCIM (Certified Commercial Investment Member)

**JWP Commercial**  
126 North Salina Street  
Syracuse, NY 13202  
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