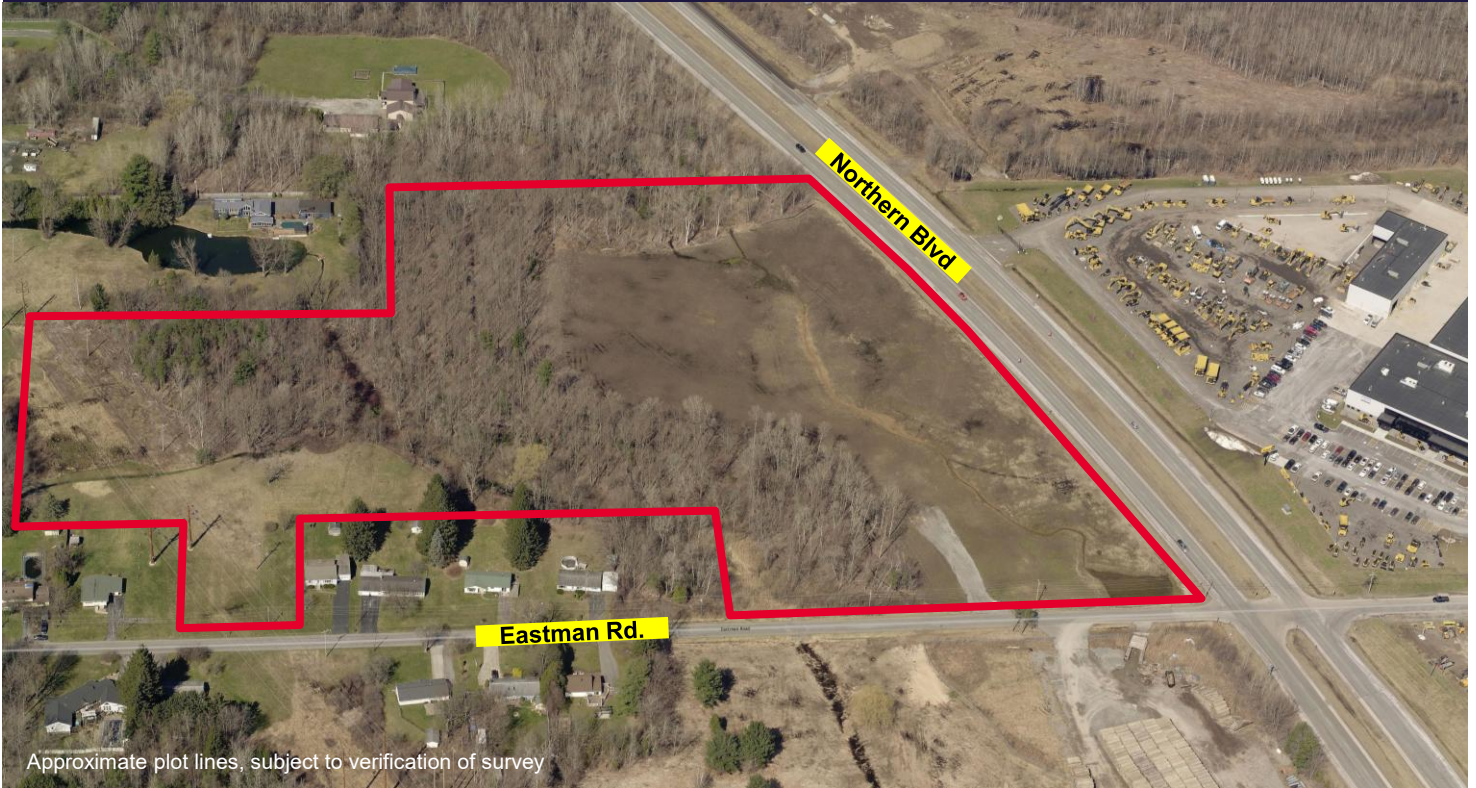



FOR SALE

18.47± ACRE INDUSTRIAL SITE

Property Highlights

- Corner site with 940' of frontage on Northern Blvd.
- Zoned Industrial in the Town of Cicero
- Visible from I-481 (soon to be renamed I-81) with immediate access off highway exit
- In proximity to airport, all highways and downtown Syracuse
- Utilities recently brought to area with new \$30M Milton Cat built across the street
- Site plan approved January 2023 for 15,360± SF industrial building with three (3) acres of storage area
- Flat and cleared property ready for development
- Situated five (5) miles from \$100B Micron Development on Route 31 in Clay

Demographic

1 Mile 3 Miles 5 Miles

Population	1,182	21,706	75,262
Households	475	9,560	32,909
Average H.H. Income	\$109,223	\$104,961	\$105,402
Daytime Employees	1,588	21,032	48,397

Source: ESRI Business Analyst 2025

Traffic Counts

Northern Blvd.	9,952 AADT
I-481	37,913 AADT

Source: NYS DOT 2024

EXCLUSIVE CONTACT

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CLARK EQUIPMENT NORTHERN BLVD & EASTMAN ROAD TOWN OF CICERO ONONDAGA CO, NEW YORK 13032-1100 CLARK EQUIPMENT RENTAL, S.S. & L.L.C. 13032-1100	
SKETCH PLAN	
DATE	19 MAY 2022
BY	SK-6
SK-6	



**Northern Boulevard
Cicero, New York 13032**



CLARK EQUIPMENT RENTAL and SALES

EASTMAN ROAD CICERO, NY

REVISED	
Revised By	DATE
Revised By	DATE
Revised By	DATE
Revised By	DATE
Revised By	DATE

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PROGRESS PRINT

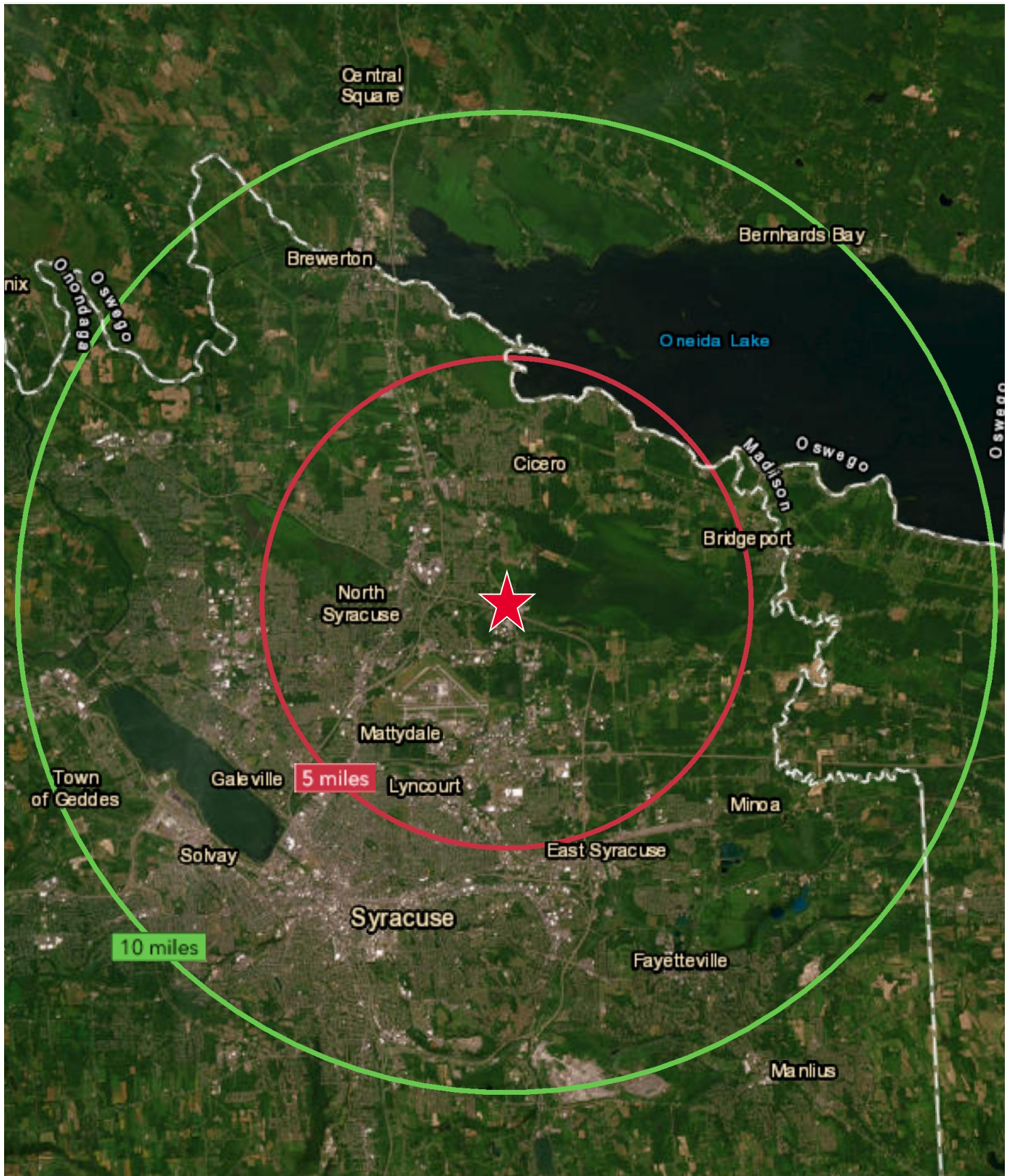


**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**Northern Boulevard
Cicero, New York 13032**



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