



4522 WETZEL RD LIVERPOOL, NY 13090

INDUSTRIAL PROPERTY
OWNER USER

Ryan Jenkins
VP of Investment Sales
rjenkins@ironhornenterprises.com

OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



Ryan Jenkins

VP of Investment Sales

 631-833-5152

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Ironhorn Enterprises

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 5912 N Burdick St,
East Syracuse, NY 13057



PROPERTY OVERVIEW

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LOCATION OVERVIEW

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EXECUTIVE SUMMARY

4522 Wetzel Road in Liverpool, New York presents a versatile industrial opportunity comprised of three buildings totaling 11,124 square feet on a 4.55-acre industrially zoned parcel. The property features 18' clear heights and seven drive-in doors, offering strong functionality for contractors, service businesses, storage users, or light manufacturing operations that benefit from multiple access points and ample outdoor space.

Strategically located just off Route 57 and within minutes of I-90 (NYS Thruway) and I-81, the property provides excellent regional connectivity throughout the Syracuse metro area. Positioned within the highly active Liverpool industrial corridor and near the expanding Micron semiconductor development area, the site offers strong potential for owner-users or investors seeking flexible industrial space in a high-demand market.

THE OFFERING

Total SF	11,124
Year Built	1960
Lot Size (Acres)	4.55
Parcel ID	087.-01-04.1
Zoning Type	Industrial
Clear Height	18'
Drive Ins	7

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FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
OPERATING EXPENSES						
PROPERTY TAX	\$26,948	\$27,037	\$28,037	\$28,597	\$29,169	\$29,753
INSURANCE	\$1400	\$1428	\$1,457	\$1,486	\$1,515	\$1,546
TOTAL OPERATING EXPENSES	\$28,348	\$28,915	\$29,493	\$30,083	\$30,685	\$31,298
NET OPERATING INCOME	-\$28,348	-\$28,915	-\$29,493	-\$30,083	-\$30,685	-\$31,298

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PHOTOS

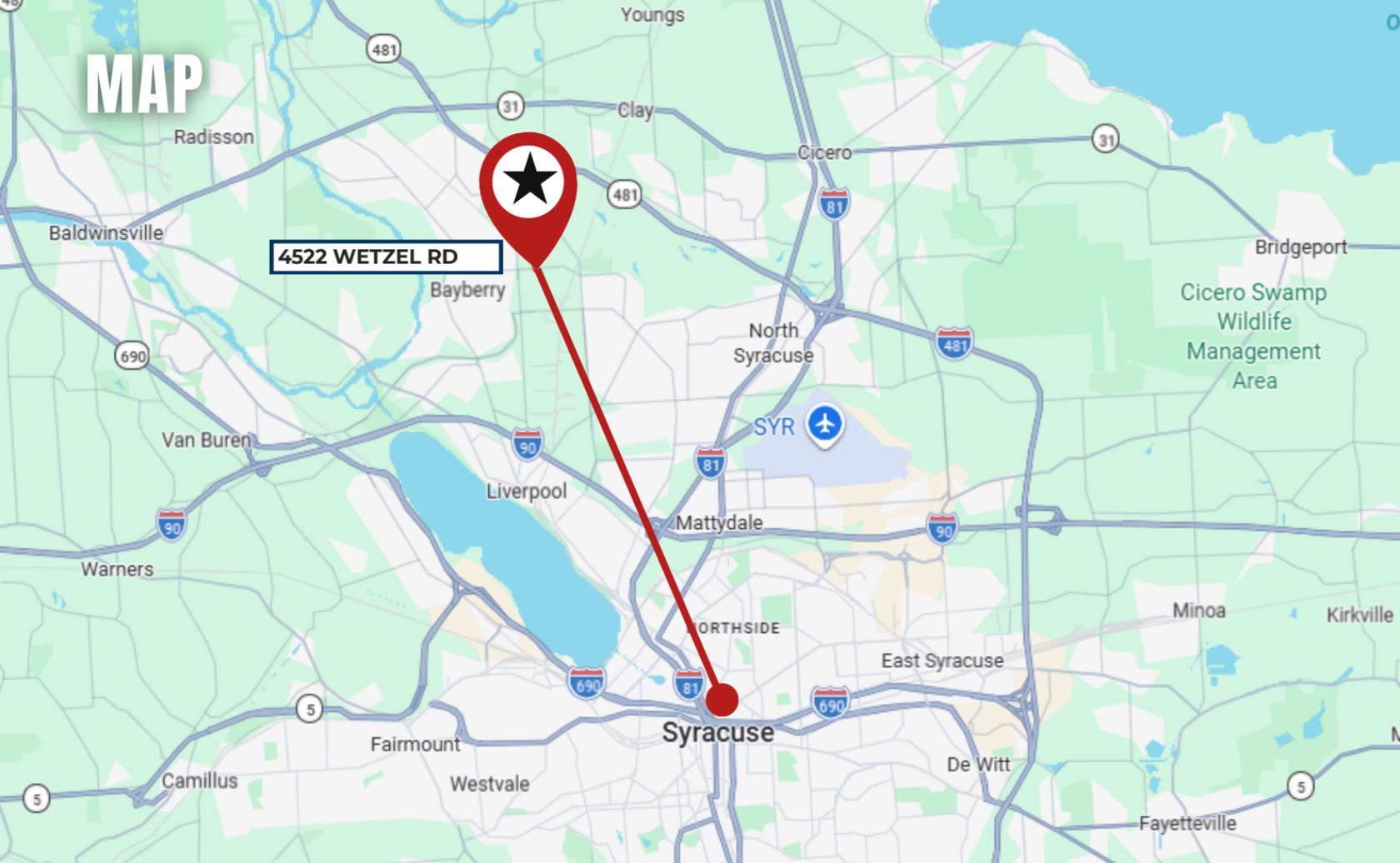


ABOUT LIVERPOOL, NY

Liverpool, New York—located just northwest of Syracuse—is a well-established industrial and logistics hub with excellent access to I-81, I-90 (New York State Thruway), I-690, and I-481, providing efficient connectivity throughout the Northeast and Midwest. The area is home to several active industrial corridors and benefits from proximity to Syracuse Hancock International Airport and the broader Syracuse labor market. With strong transportation infrastructure, a skilled workforce, and continued regional economic growth, Liverpool remains an attractive location for warehousing, distribution, manufacturing, and industrial outdoor storage users.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	4,432	50,004	105,879
2024 POPULATION	4,257	48,145	102,208
2029 PROJECTION	4,139	46,831	99,476
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	1,744	20,815	45,026
2024 HOUSEHOLDS	1,674	20,043	43,410
2029 PROJECTION	1,623	19,463	42,172
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$107,163	\$97,755	\$92,840

MAP



4522 WETZEL RD

Syracuse

4522 WETZEL RD | LIVERPOOL, NY 13090

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