

43A SOUTH MAIN
STREET
SHERBURNE, NY
13460

INDUSTRIAL PROPERTY FOR SALE

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

J|W|P
COMMERCIAL

PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$600,000
Building Size:	20,800 SF
Available SF:	20,800 SF
Lot Size:	2.54 Acres
Price / SF:	\$28.85
Year Built:	1959
Renovated:	2008

PROPERTY OVERVIEW

Existing IWG Office, Manufacturing, and Warehouse location that is being consolidated into another facility. Building is available for sale. Well-maintained with a variety of spaces including offices, conference room, break room, manufacturing, maintenance shop, newer warehouse space in the rear (very high-quality warehouse), drive-in doors, dock level doors, and exterior storage.

PROPERTY HIGHLIGHTS

- Central New York Location
- Easy Access to Norwich, Albany, Binghamton, Syracuse, Cortland, and Utica / Rome
- Excellent Warehouse Addition in 2008
- Good Parking and Exterior Storage

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PHOTOS



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ADDITIONAL PHOTOS



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AERIAL

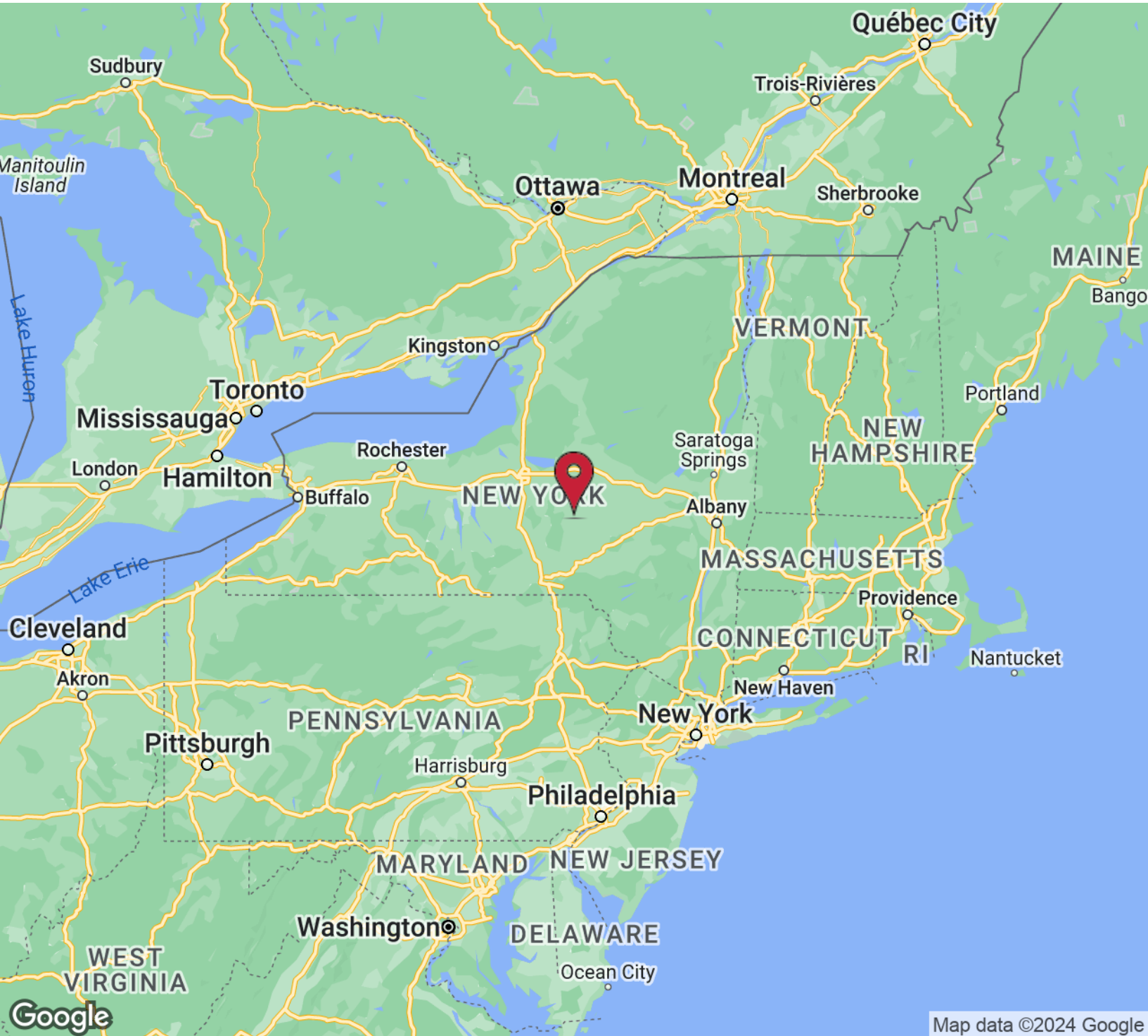


Map data ©2024 Imagery ©2024 Maxar
Technologies, New York GIS

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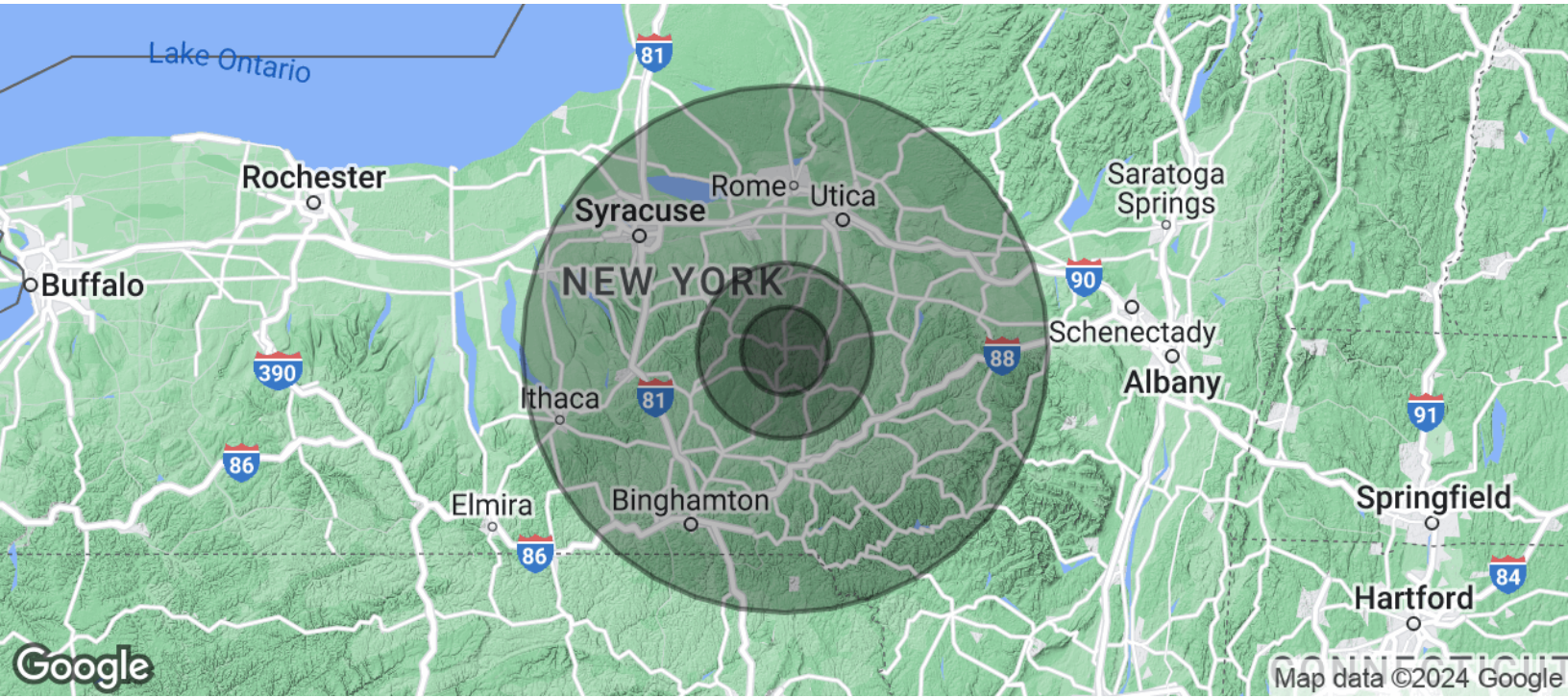
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	10 MILES	20 MILES	60 MILES
Total Population	22,447	66,633	1,498,611
Average Age	40.6	42.2	41.5
Average Age (Male)	38.7	41.5	40.2
Average Age (Female)	42.8	42.7	42.7
HOUSEHOLDS & INCOME	10 MILES	20 MILES	60 MILES
Total Households	10,850	34,042	713,520
# of Persons per HH	2.1	2.0	2.1
Average HH Income	\$58,143	\$55,024	\$65,608
Average House Value	\$117,865	\$126,098	\$147,547

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIO 1



JOSHUA W. PODKAMINER, SIOR, CCIM

Managing Member

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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)

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