

FOR SALE OR LEASE

2200 Hencle Blvd

Lysander, New York 13027



\$120 Million Warehouse/Distribution Development

# 11 miles from Micron's proposed 7.2 MSF Semiconductor Fabrication Facility

Up to 1,007,500± SF High-Bay Warehouse  
OR Owner Will Construct in Blocks of 30,000± SF or Larger OR  
*Stand-Alone Buildings*

### Property Highlights

- 1,007,500± total SF on 123.5± acres
- State of the art logistics property only 6 miles from NYS Thruway Exit 39 E/W
- 12 miles northwest of Syracuse
- Immediate highway access to I-90 and I-690
- Located at entrance to Radisson Corporate Park (Budweiser, McLane NE, Argana Fruit, etc.)
- Owner will build to suit for warehouse, manufacturing, office and/or industrial needs
- 40' ceiling height
- 141 loading docks
- ESFR sprinkler system

### Contact

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Demographic	1 Mile	3 Miles	5 Miles
Population	1,173	16,840	37,664
Households	411	7,082	15,837
Average H.H. Income	\$127,997	\$108,421	\$105,381
Daytime Employees	225	6,082	9,744

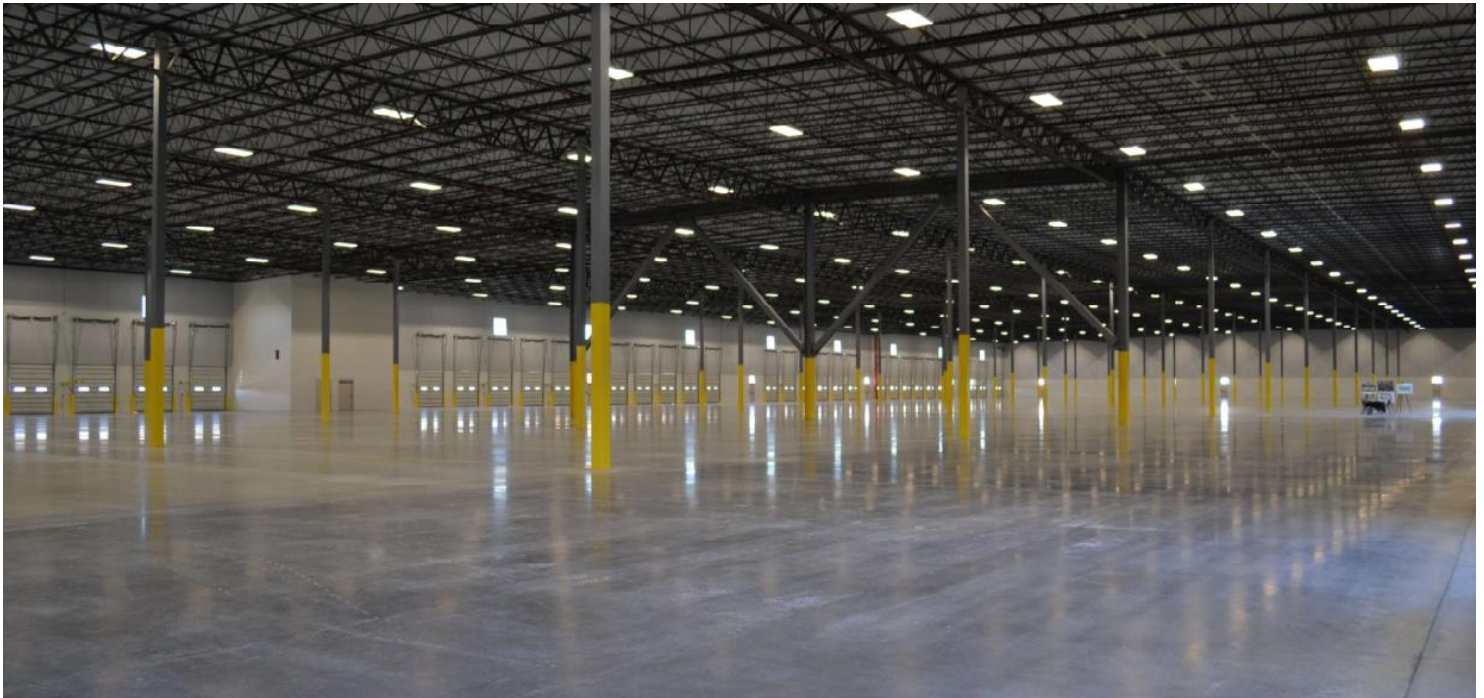
Source: ESRI Business Analyst 2022

Drive Times	
I-690	0.2 miles/1 minute
I-90	6.6 miles/6 minutes
I-81	14.5 miles/15 minutes

Source: Google Maps

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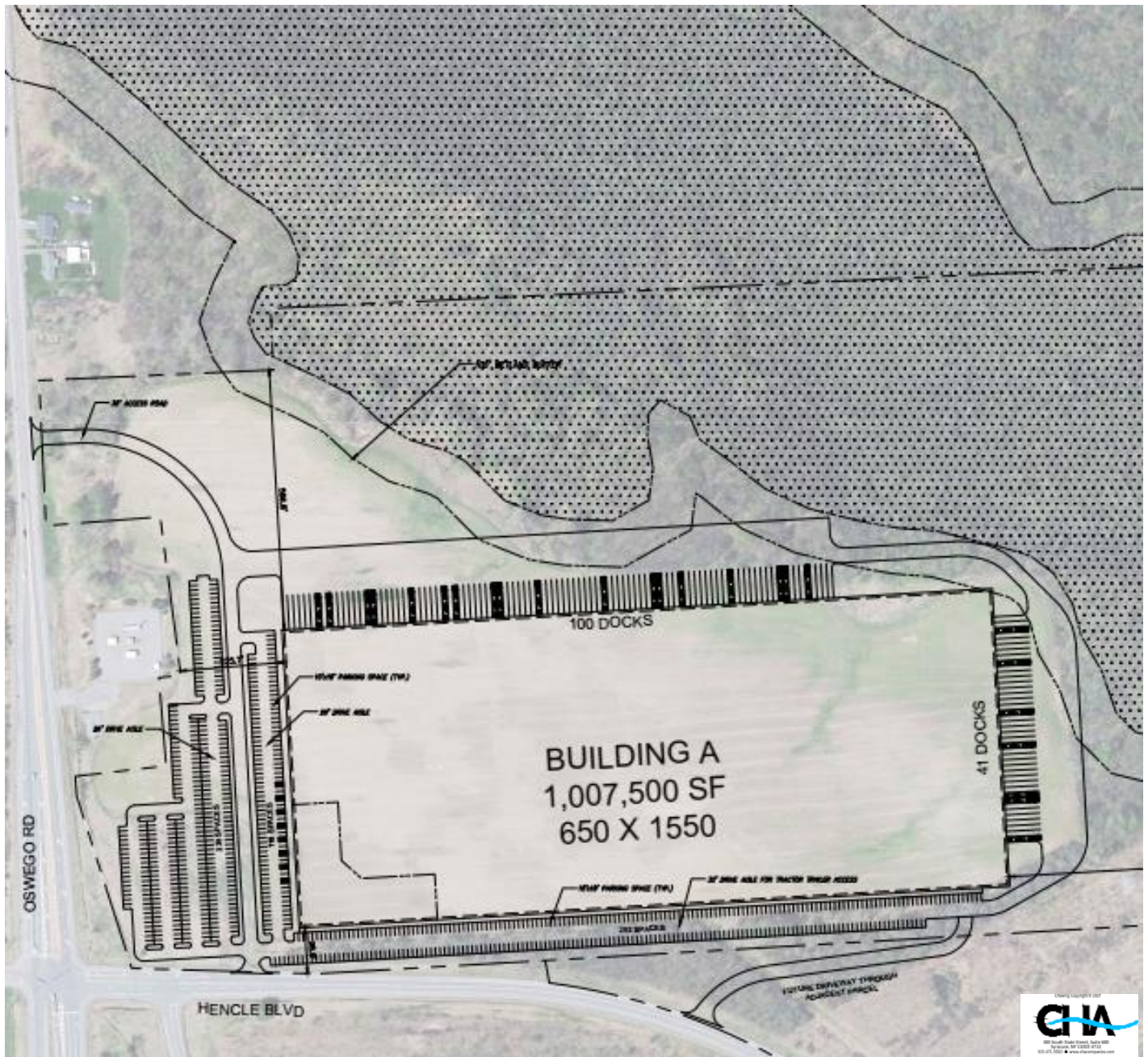
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Approximate plot lines subject to verification of survey.

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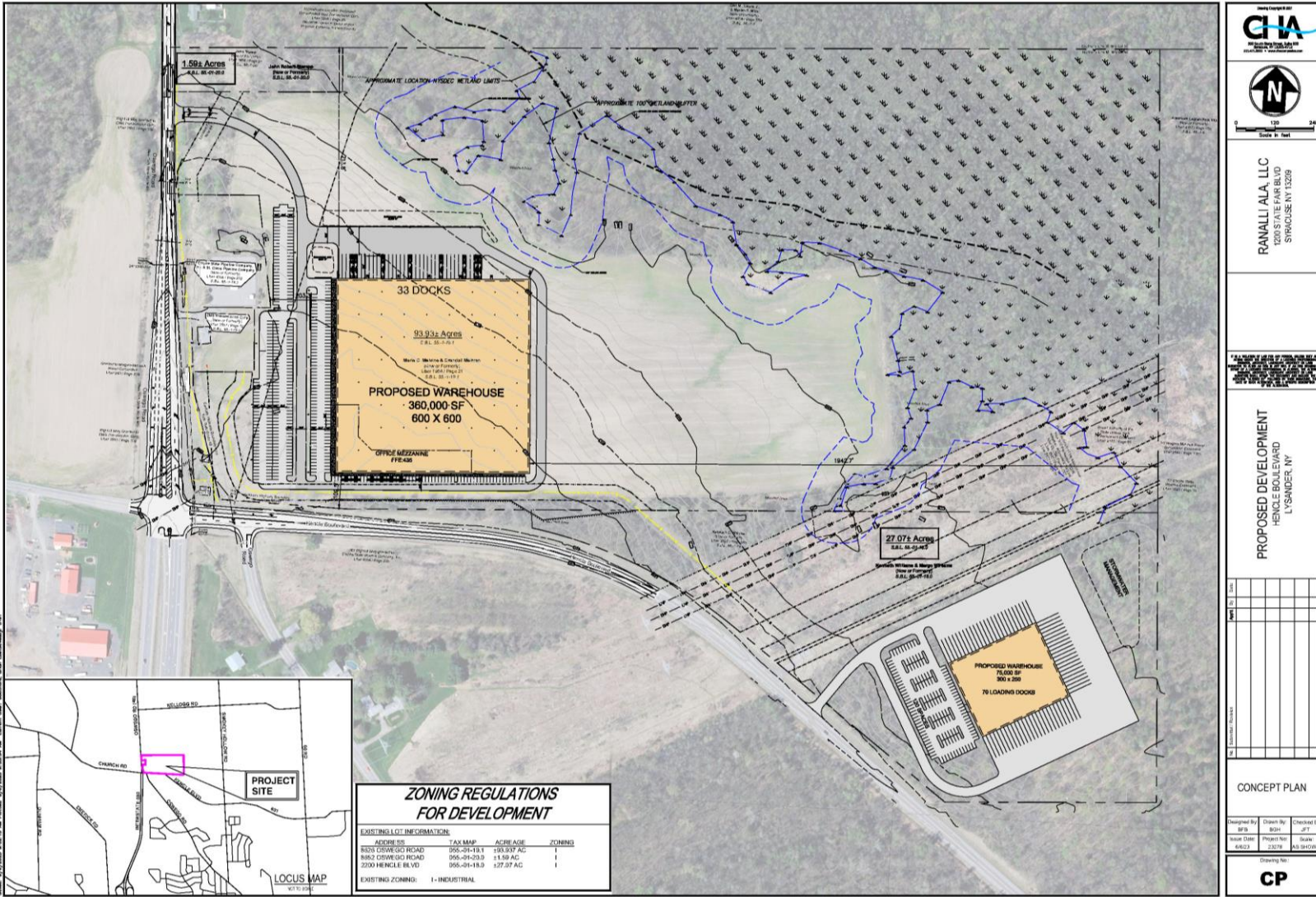


Site Plan for new construction of a 40' clear high-bay distribution building. One of a kind project unique to Central New York.

Will subdivide and build to suit. Developer open to all users 30,000 SF and larger

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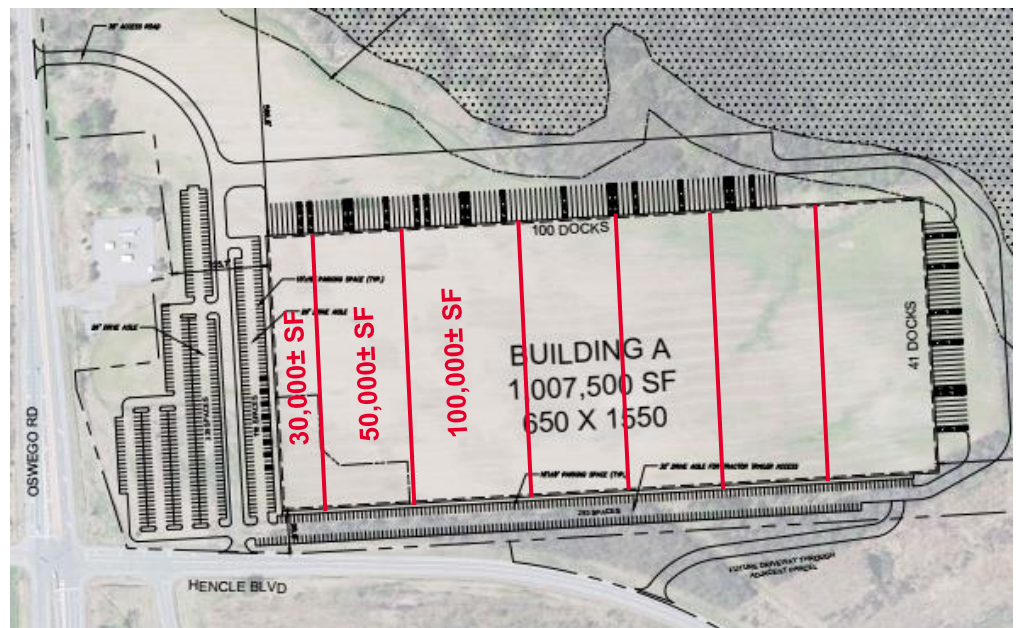


## Examples of Subdivision



## Examples of Sectioned Warehouse in One Building

- High bay warehouse for lease
- Built to suit to meet tenant requirements
- 30,000 SF, 75,000 SF, 100,000 SF or larger
- Construction slated to begin Fourth Quarter 2022 or First Quarter 2023

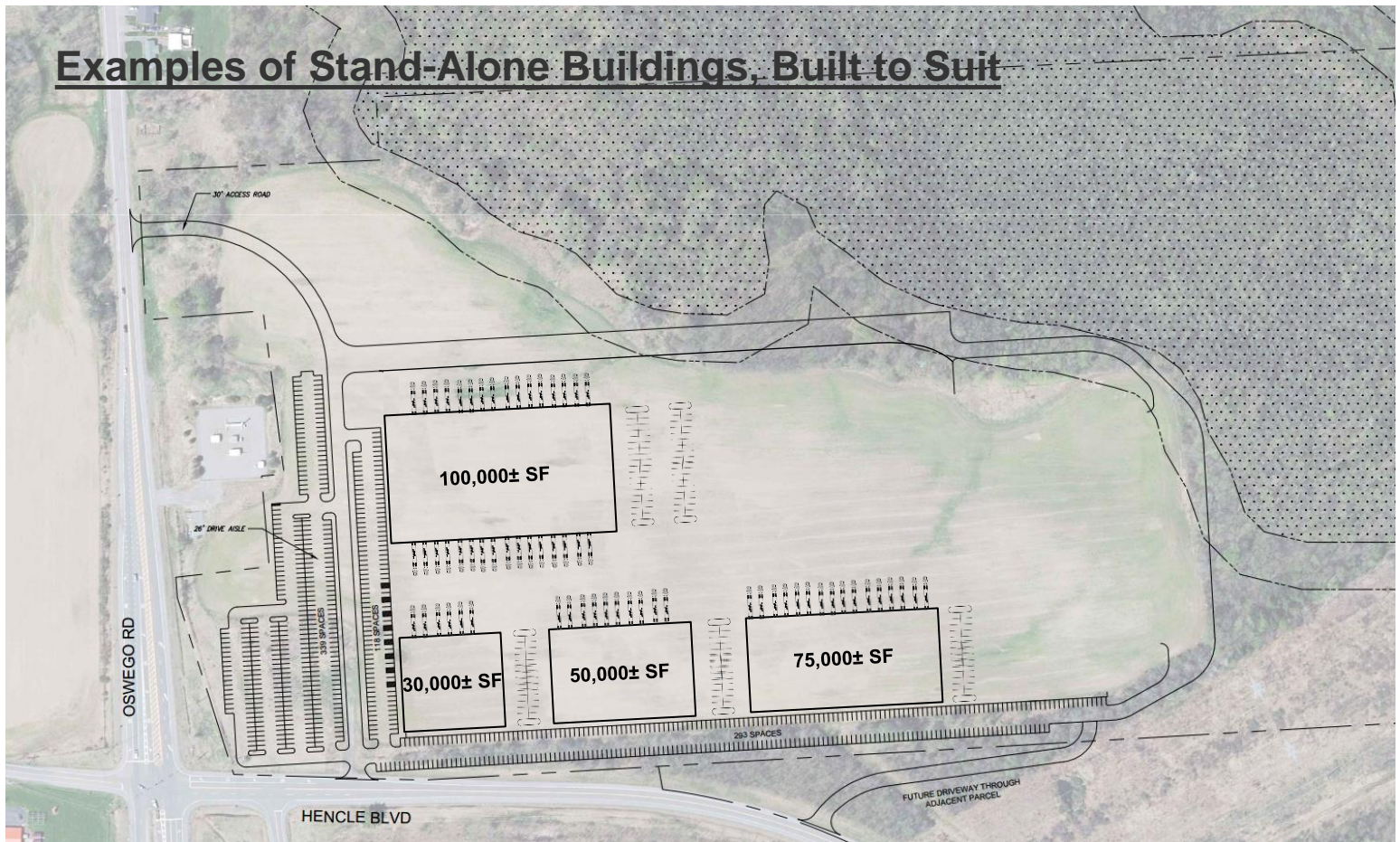


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## Examples of Stand-Alone Buildings, Built to Suit



- High bay warehouse for lease
- Built to suit to meet tenant requirements
- 30,000 SF, 75,000 SF, 100,000 SF or larger
- Construction slated to begin Fourth Quarter 2022 or First Quarter 2023



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Facing South – Hencle Blvd curb cut and 4-way lighted intersection



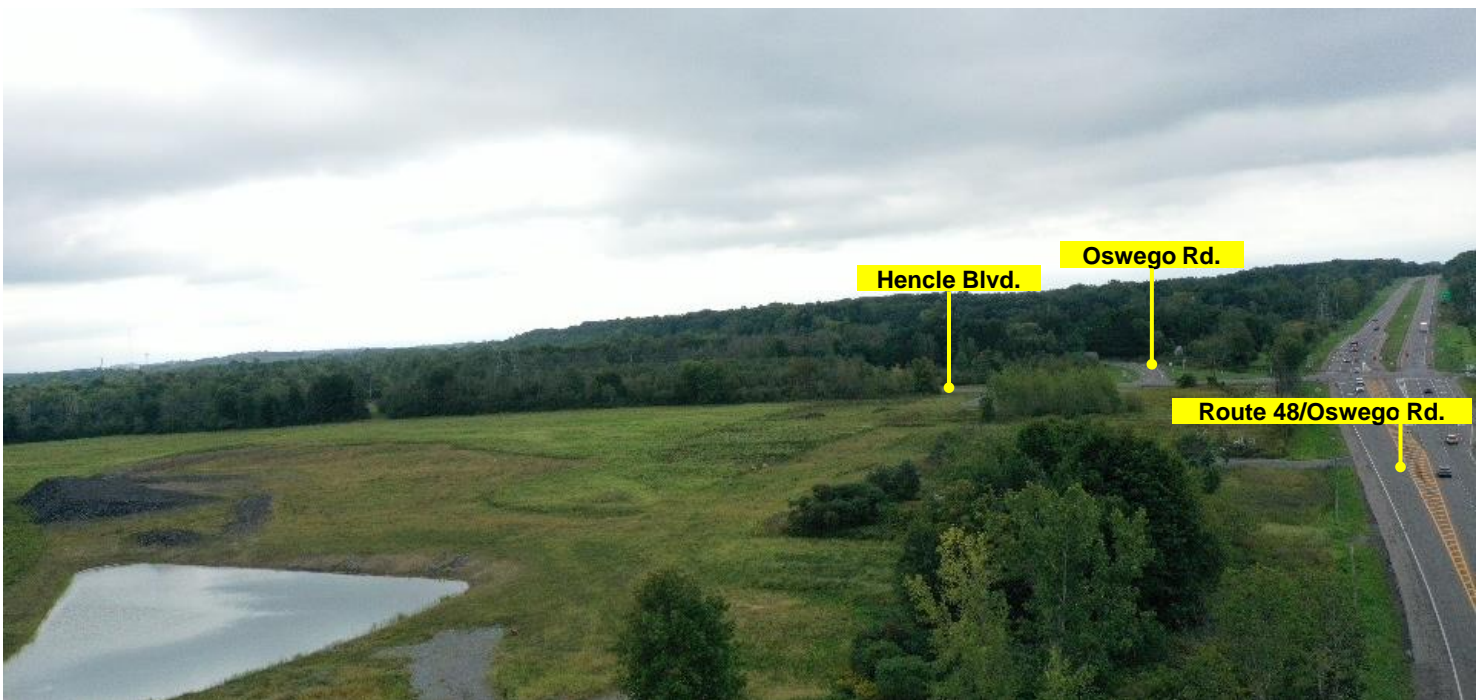
Route 48 curb cut approved and in place

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Site is clear and ready for development



View of Site looking South



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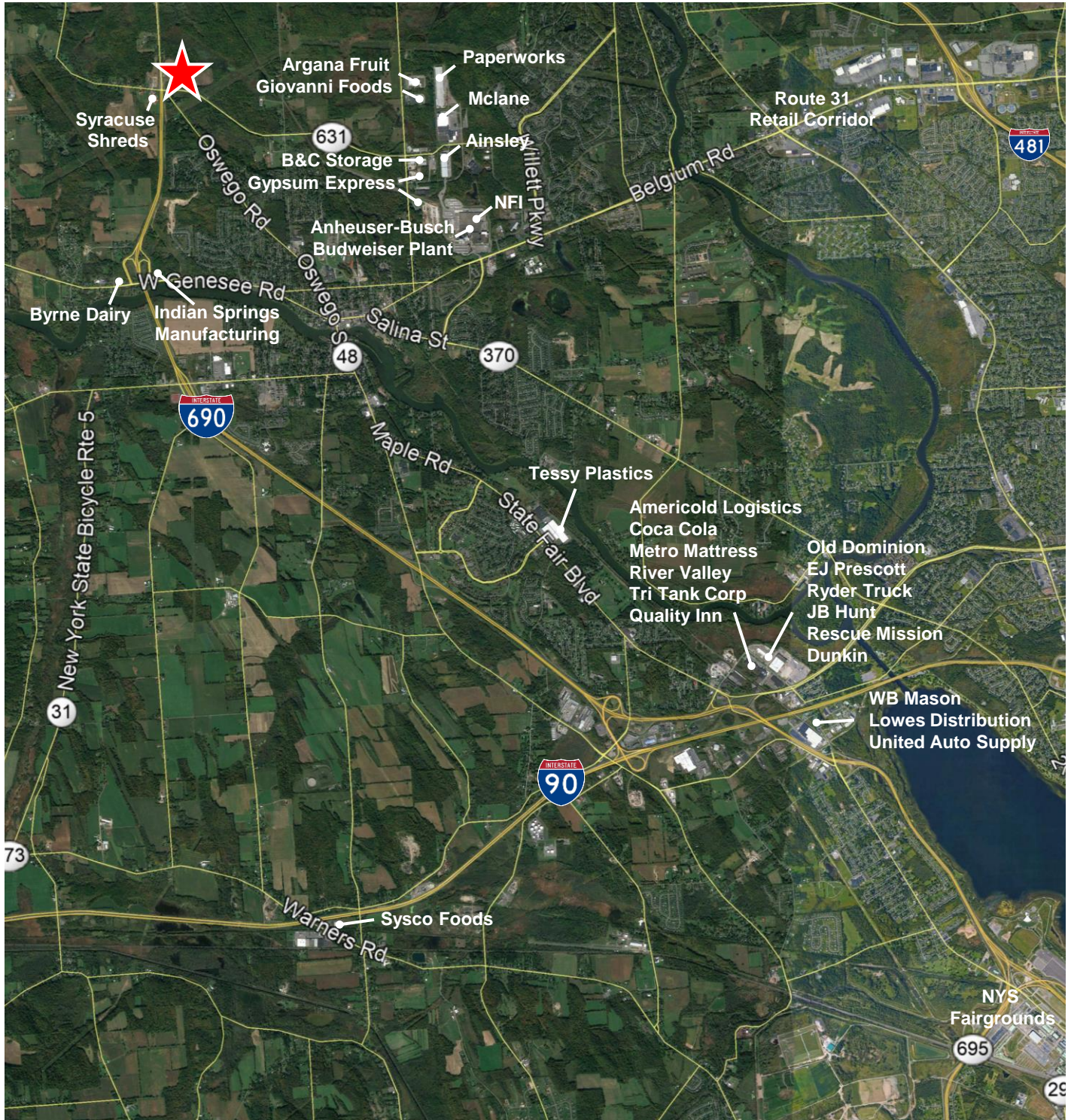


The 950-acre Radisson Corporate Park provides building sites for industry and offices. To date, 40 firms employing 2,500± people have located in the park.. These firms produce products as diverse as beer, fruit, printing and electronic components, all are serviced with underground water, sewage, gas, electric, and telephone utilities. Radisson Corporate Park is Located 12 miles Northwest of Syracuse. Existing firms in the Radisson Community include:

- Anheuser-Busch Brewery – 1,585,000± square-foot plant employs 800
- Paperworks – 500,000± square-foot warehouse employs 250
- McLane Northeast – 450,000± square-foot warehouse employs 300
- Agrana Fruit US Inc. - 107,292± square-foot plant employs 120
- Ainsley Superior Warehouse – 250,000± square-foot warehouse employs 50
- Giovanni Foods - 175,000± square-foot warehouse employs 100
- Gypsum Express – 30,000± square-foot truck terminal and office employs 150

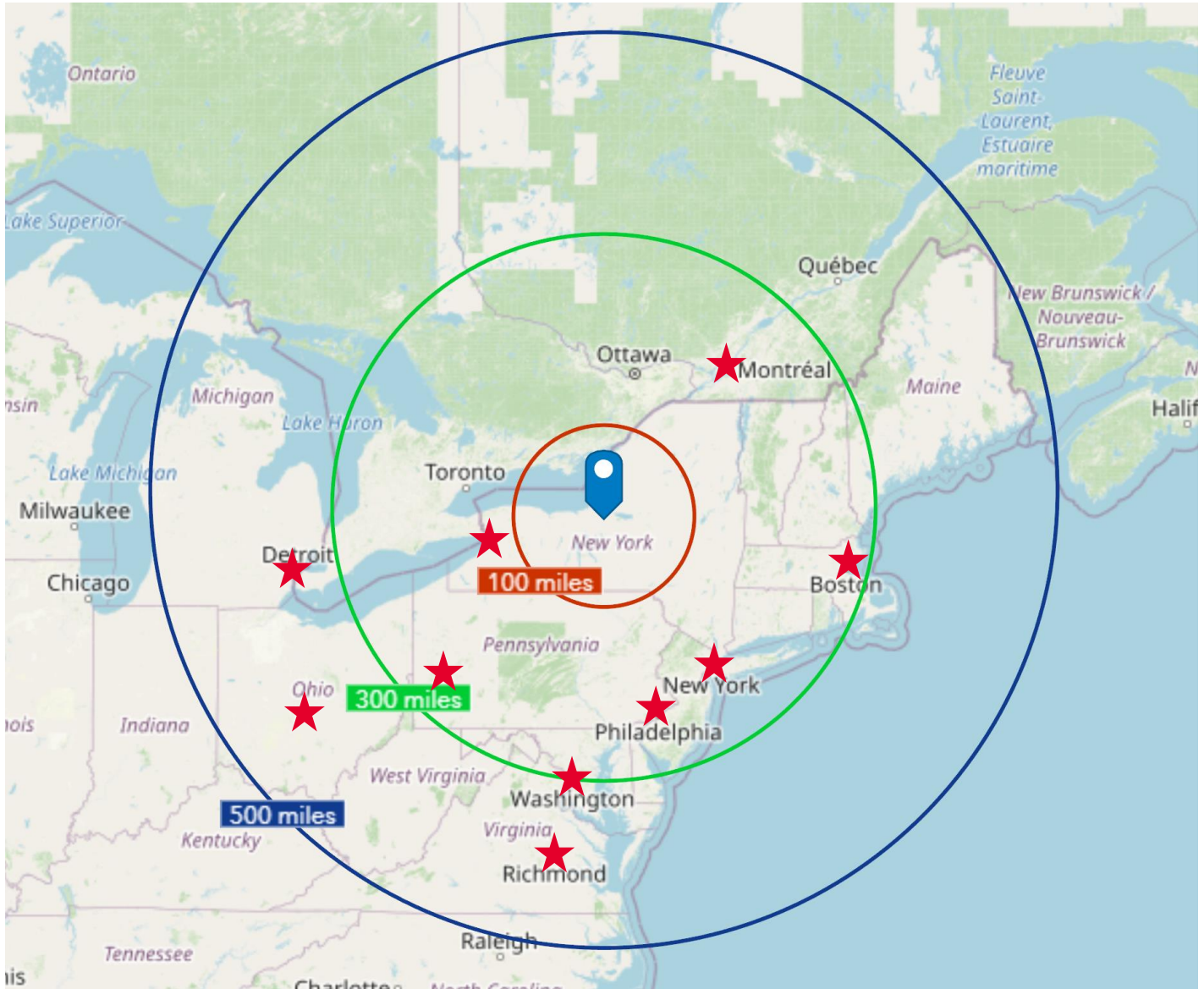
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## **MAJOR CITIES WITHIN 500 MILES OF SITE!**

<b>BUFFALO, NY</b>	± 187 miles	<b>PITTSBURGH, PA</b>	± 357 miles
<b>MONTREAL, QC</b>	± 249 miles	<b>WASHINGTON D.C.</b>	± 398 miles
<b>NEW YORK, NY</b>	± 263 miles	<b>DETROIT, MI</b>	± 399 miles
<b>PHILADELPHIA, PA</b>	± 270 miles	<b>COLUMBUS, OH</b>	± 467 miles
<b>BOSTON, MA</b>	± 323 miles	<b>RICHMOND, VA</b>	± 490 miles

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“Micron to Spend up to \$100 Billion on Chip Factory and create nearly 50,000 jobs”  
- Wall Street Journal

“This is incredible and transformative news for Central New York and for the entire U.S. economy. It’s going to make Central New York one of the centers of high-end chip manufacturing, not just in the United States but in the world”  
- Chuck Schumer, C-NY

