



**8125 THOMPSON RD
CICERO NY 13039**

INDUSTRIAL PROPERTY
OWNER USER

Jonathan LaSala
SVP of Brokerage
jlalasa@ironhornenterprises.com

OFFERING MEMORANDUM




EXCLUSIVELY *PRESENTED BY*




Jonathan LaSala

SVP of Brokerage


 315-882-7531

 Jlasala@ironhornenterprises.com

Ironhorn Enterprises

 315-214-8406

 www.ironhornenterprises.com

 5912 N Burdick St,
East Syracuse, NY 13057



PROPERTY OVERVIEW

Executive Summary
Investment Highlights
Floor Plan

FINANCIAL OVERVIEW

Financial Summary
Photos

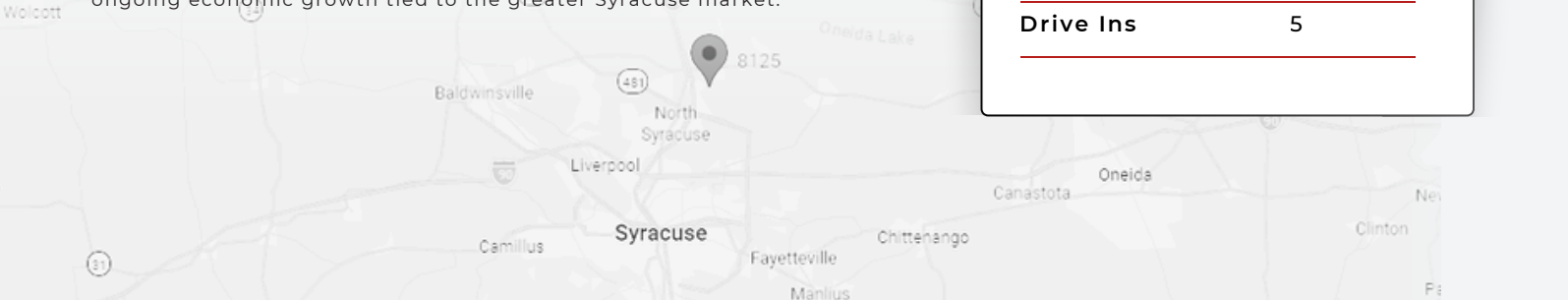
LOCATION OVERVIEW

About Cicero, NY
Demographics
Map

EXECUTIVE SUMMARY

Located at 8125 Thompson Road in Cicero, New York, this 14,736 SF vacant industrial building presents a compelling opportunity for an owner-user or investor seeking immediate occupancy in one of Central New York's most accessible industrial corridors. Situated on 1.22 acres and originally constructed in 1971, the property features a functional warehouse layout with 20' clear height and five drive-in doors, supporting a wide range of light manufacturing, service, distribution, or fleet-based operations.

The property sits just off Route 31 and less than 2 miles from I-81, providing direct north-south connectivity through the Syracuse metro and convenient access to I-90 (NYS Thruway). Positioned minutes from the rapidly expanding northern suburbs and the broader Cicero/Clay industrial corridor, 8125 Thompson Road benefits from strong regional logistics access while remaining close to major employers, retail amenities, and the ongoing economic growth tied to the greater Syracuse market.



THE OFFERING

Building SF	14,736
Year Built	1971
Lot Size (Acres)	1.22
Parcel ID	051.-01-33.1
Clear Height	20'
Drive Ins	5

Jonathan LaSala
SVP of Brokerage
jlasala@ironhornenterprises.com



INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Strategically positioned along Thompson Road with immediate access to Route 31, under 2 miles to I-81, and quick connectivity to I-90 (NYS Thruway), providing efficient regional distribution throughout Central New York and beyond.



Expansive Space: 14,736 SF building on 1.22 acres offers ample building-to-land ratio, allowing for parking, fleet storage, or outdoor operational flexibility while maintaining room for potential site enhancements.



Strategic Features: 20' clear height and five drive-in doors create strong functionality for logistics, equipment storage, fabrication, or contractor operations, supporting efficient loading and workflow.



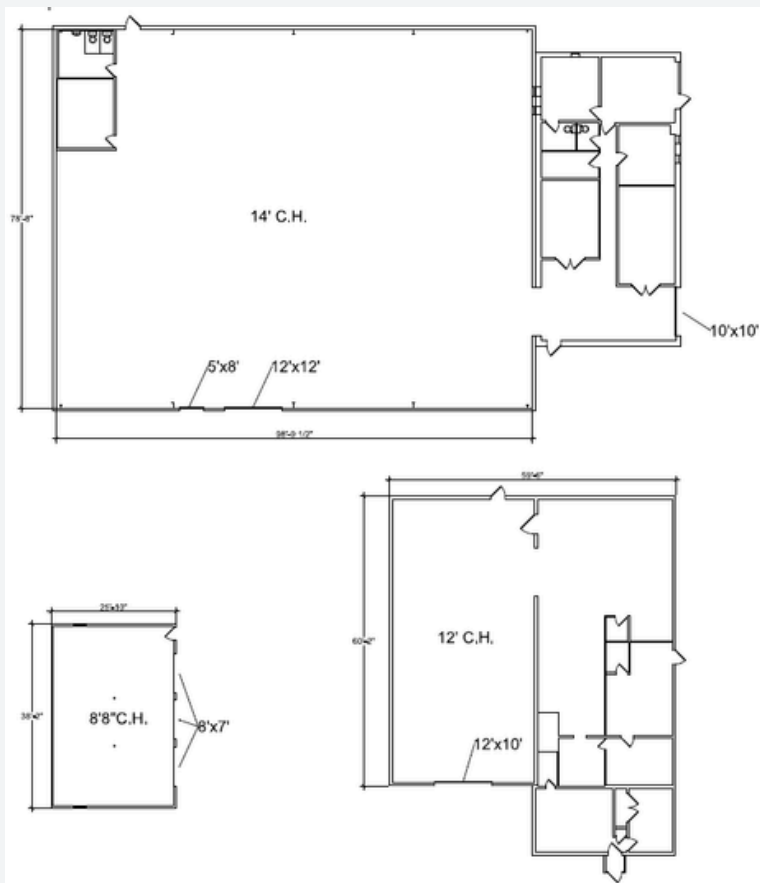
Industrial Infrastructure: Established industrial construction (built 1971) with high-bay warehouse configuration and grade-level loading provides durable, service-oriented design suited for a wide range of industrial users.



Zoning Advantage: Flexible industrial zoning supports a broad range of warehouse, light manufacturing, contractor, and service-based uses, allowing for operational versatility and long-term adaptability.



FLOOR PLAN



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
OPERATING EXPENSES						
PROPERTY TAX	\$20,085	\$20,486	\$20,896	\$21,314	\$21,740	\$22,175
INSURANCE	\$5,158	\$5,261	\$5,366	\$5,473	\$5,583	\$5,694
TOTAL OPERATING EXPENSES	\$25,242	\$25,747	\$26,262	\$26,787	\$27,323	\$27,870
NET OPERATING INCOME	-\$25,242	-\$25,747	-\$26,262	-\$26,787	-\$27,323	-\$27,870

Jonathan LaSala
SVP of Brokerage
jlasala@ironhornenterprises.com



PHOTOS



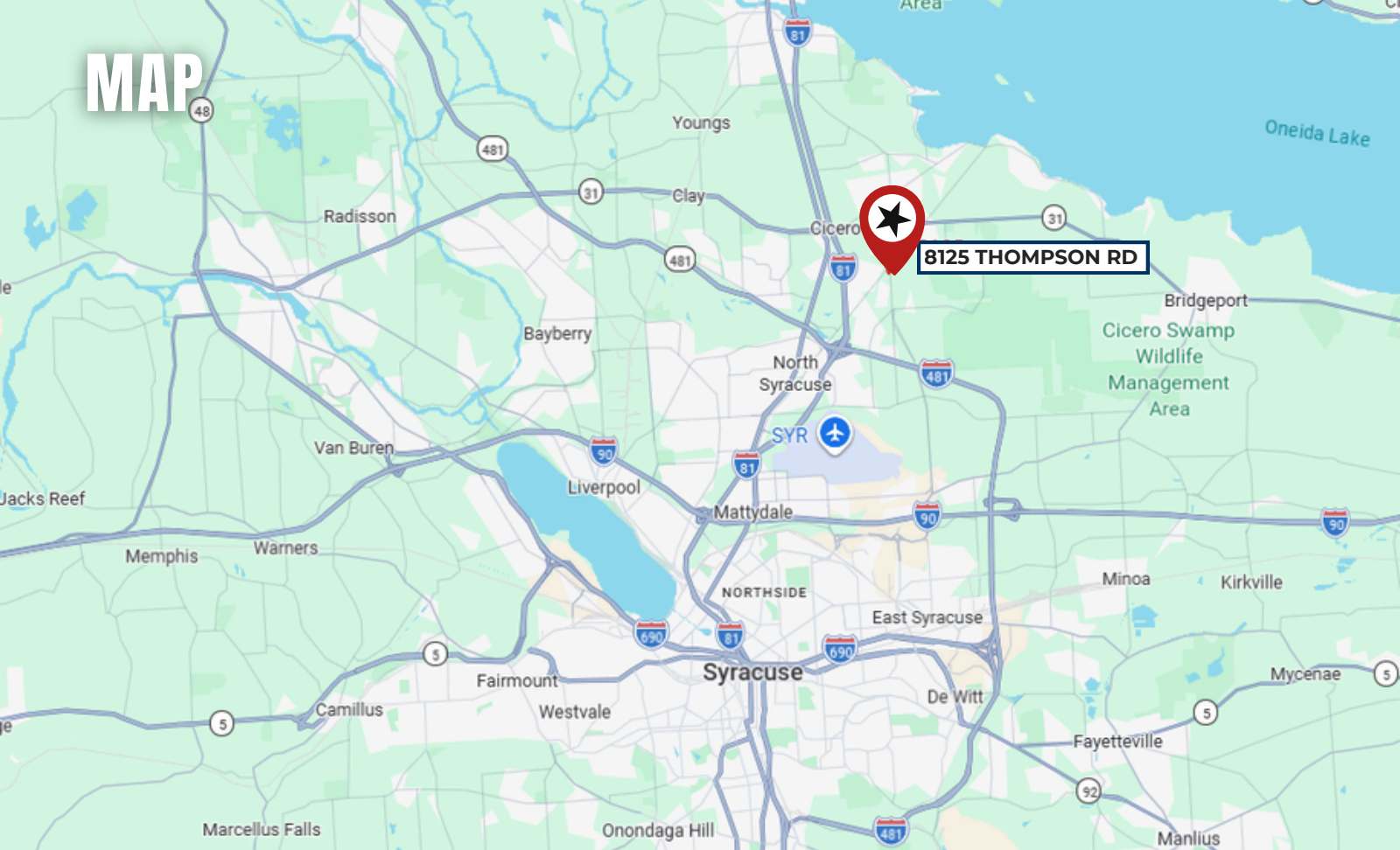
ABOUT CICERO, NY

Cicero, NY is one of the fastest-growing suburban communities in the greater Syracuse region, strategically positioned along the Route 31 corridor just north of Syracuse and directly off I-81. Its proximity to I-90 (NYS Thruway), Syracuse Hancock International Airport, and the expanding Clay/Cicero industrial corridor makes it highly attractive for warehouse, distribution, contractor, and light manufacturing users seeking strong regional connectivity without downtown congestion.

From a commercial and industrial real estate perspective, Cicero offers a compelling combination of accessibility, workforce availability, and suburban growth. The town benefits from steady residential expansion, strong traffic counts along Thompson Road and Route 31, and immediate access to major north-south and east-west transportation routes. With continued economic momentum in the greater Syracuse market, Cicero provides scalable industrial sites, competitive operating costs, and logistical efficiency—making it an increasingly desirable location for owner-users and long-term investors alike.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	5,396	31,383	60,274
2024 POPULATION	5,200	29,632	57,833
2029 PROJECTION	5,058	28,703	56,213
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	2,297	12,669	24,806
2024 HOUSEHOLDS	2,202	11,921	23,752
2029 PROJECTION	2,136	11,521	23,039
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$106,604	\$104,651	\$100,744

MAP



8125 THOMPSON RD

8125 THOMPSON RD | CICERO, NY 13039

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY



Jonathan LaSala

SVP of Brokerage

📞 315-882-7531

✉️ jlasala@ironhornenterprises.com

Ironhorn Enterprises

📞 315-214-8406

🌐 www.ironhornenterprises.com

📍 5912 N Burdick St,
East Syracuse, NY 13057



CONFIDENTIALITY AGREEMENT & DISCLAIMER

CONFIDENTIALITY STATEMENT The information contained in the following offering memorandum is proprietary and strictly confidential to IRONHORN ENTERPRISES. It is intended to be reviewed only by the intended recipient from IRONHORN ENTERPRISES and it should not be made available to any other person or entity without the explicit written consent of IRONHORN ENTERPRISES. By taking possession of and reviewing the information contained herein, the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to IRONHORN ENTERPRISES at 5857 Fisher Rd, Syracuse, NY 13057. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers in order to establish a preliminary level of interest in the subject property. The information contained herein is not intended as a substitute for due diligence by the recipient or any interested party in the subject property. IRONHORN ENTERPRISES has not made any investigation, makes no warranty or representation with respect to the income and expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, capital improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources that are believed to be reliable; however, IRONHORN ENTERPRISES has not verified, and will not verify nor has any duty to verify for the recipient, any of the information contained herein, nor has IRONHORN ENTERPRISES conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE IRONHORN ENTERPRISES LISTED AGENT FOR MORE