



# 113-119 & 127 FALSO DR SYRACUSE, NY 13211

INDUSTRIAL PROPERTY  
TRIPLE NET LEASE  
FULLY LEASED



Ryan Jenkins  
VP of Investment Sales  
[rjenkins@ironhornenterprises.com](mailto:rjenkins@ironhornenterprises.com)

*OFFERING MEMORANDUM*

# EXCLUSIVELY *PRESENTED BY*



## Ryan Jenkins

VP of Investment Sales

 631-833-5152

 [Rjenkins@ironhornenterprises.com](mailto:Rjenkins@ironhornenterprises.com)

## Ironhorn Enterprises

 315-214-8406

 [www.ironhornenterprises.com](http://www.ironhornenterprises.com)

 5912 N Burdick St,  
East Syracuse, NY 13057



## PROPERTY OVERVIEW

Executive Summary  
Investment Highlights  
Floor Plan

## FINANCIAL OVERVIEW

Financial Summary  
Rent Roll  
Tenant Summary

## LOCATION OVERVIEW

About Syracuse, NY  
Demographics  
Map

# EXECUTIVE SUMMARY

The portfolio sale of 113-119 and 127 Falso Drive in Syracuse, New York represents a fully leased industrial investment totaling 42,776 square feet across 2.64 acres. The two-building assemblage offers a highly functional layout with 14' clear heights, 3 dock-high doors, and 6 drive-in doors, providing operational flexibility for a range of distribution, service, and light manufacturing users. Approximately 4,500 square feet of office space is distributed between the buildings, supporting both administrative and operational needs. The properties are well-equipped with 400 and 800 amp, 250-volt power service, enhancing their ability to accommodate power-intensive users.

Situated within Syracuse's established industrial corridor near the intersection of I-81 and I-690, Falso Drive provides immediate access to major regional transportation routes, including the New York State Thruway (I-90). The properties benefit from proximity to the Syracuse Hancock International Airport, downtown Syracuse, and the expanding I-81 redevelopment corridor—positioning this portfolio in the center of one of Central New York's most active industrial and logistics hubs.

## THE OFFERING

<b>Building SF</b>	42,776
<b>Lot Size (Acres)</b>	2.63
<b>Parcel ID</b>	022.-04-09.3 022.-04-10.1
<b>Clear Height</b>	14'
<b>Drive Ins</b>	6
<b>Docks</b>	3
<b>Power</b>	400-800a, 250v

Ryan Jenkins  
VP of Investment Sales  
rjenkins@ironhornenterprises.com



# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Positioned within Syracuse's established industrial corridor just minutes from I-81, I-690, and the New York State Thruway (I-90), providing seamless regional connectivity and access to the greater Northeast distribution network.



**Expansive Space:** The combined 42,776 SF across 2.64 acres offers scale rarely found in multi-building infill portfolios, with ample yard area and efficient building depth to support diverse operational needs.



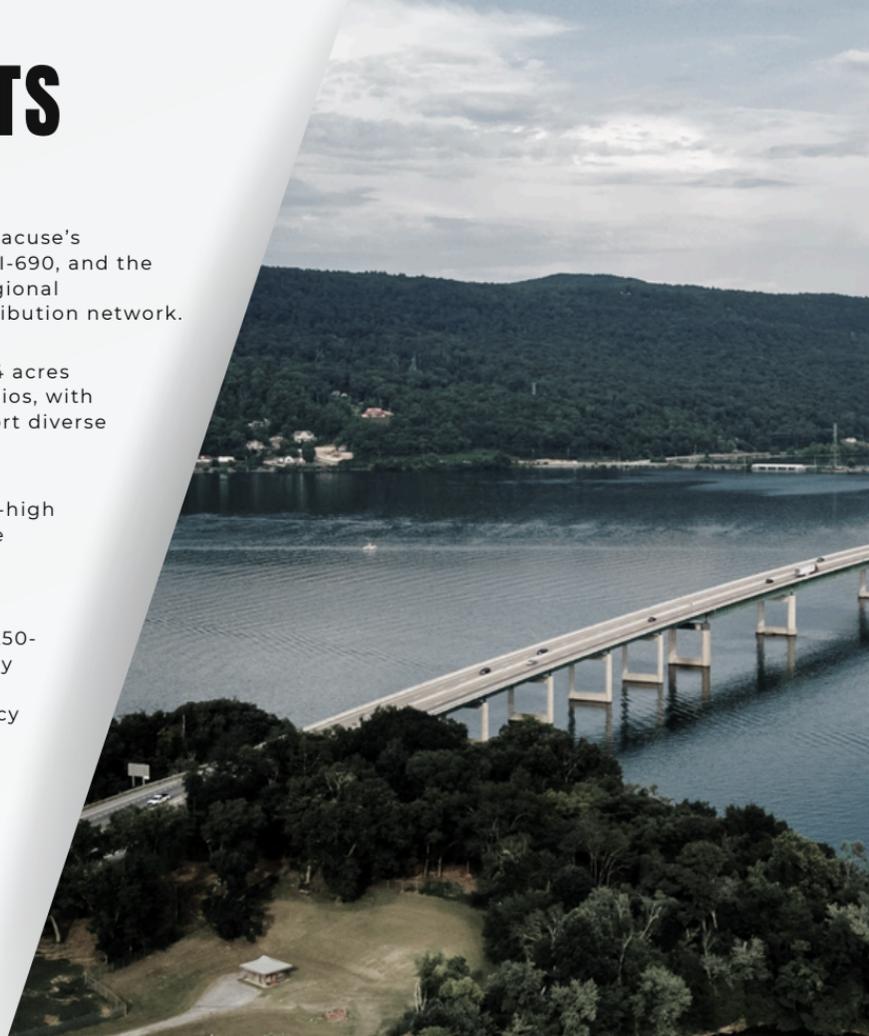
**Strategic Features:** Six drive-in doors and three dock-high doors create flexible loading configurations across the portfolio, accommodating multiple users or varied operational requirements.



**Industrial Infrastructure:** Robust 400 and 800 amp, 250-volt power service, 14' clear heights, and approximately 4,500 SF of office buildout provide the essential infrastructure required for long-term industrial tenancy and operational durability.

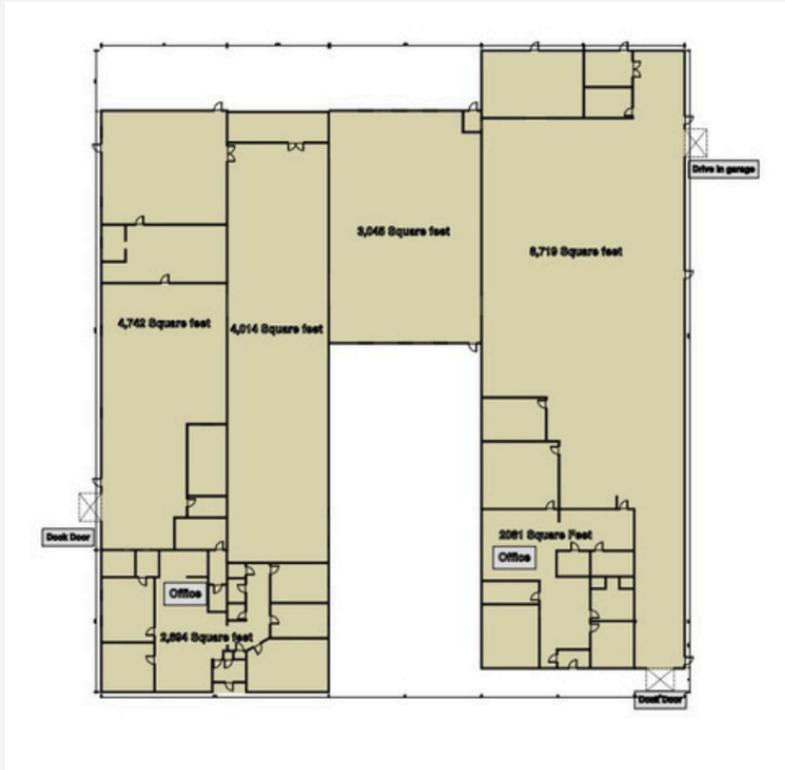


**Zoning Advantage:** Industrial zoning supports a broad range of warehouse, distribution, service, and light manufacturing uses—enhancing long-term tenant flexibility and protecting the asset's functional utility.

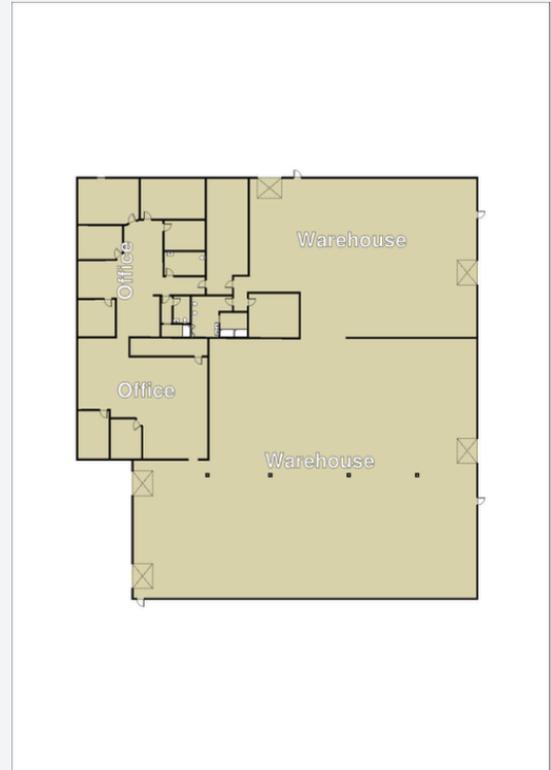


# FLOOR PLAN

127 Falso



113-119 Falso



# FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
<b>GROSS REVENUE</b>						
BASE RENTAL REVENUE	\$242,358	\$246,205	\$253,193	\$260,381	\$267,774	\$275,378
TAX & INS; MANGEMENT FEE	\$55,203	\$56,307	\$57,433	\$58,581	\$59,753	\$60,948
EFFECTIVE GROSS REVENUE	\$297,561	\$302,512	\$310,626	\$318,962	\$327,527	\$336,326
<b>OPERATING EXPENSES</b>						
PROPERTY TAX	\$42,570	\$43,422	\$44,290	\$45,176	\$46,080	\$47,001
INSURANCE	\$12,633	\$12,885	\$13,143	\$13,405	\$13,673	\$13,947
TOTAL OPERATING EXPENSES	\$55,203	\$56,307	\$57,433	\$58,581	\$59,753	\$60,948
<b>NET OPERATING INCOME</b>	<b>\$242,358</b>	<b>\$246,205</b>	<b>\$253,193</b>	<b>\$260,381</b>	<b>\$267,774</b>	<b>\$275,378</b>

Ryan Jenkins  
VP of Investment Sales  
rjenkins@ironhornenterprises.com



# RENT ROLL

## 113-119 & 127 FALSO DR RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Autmoated Biomass Systems, LLC	25,291	\$163,675	\$6.47	05/15/2021	05/31/2031
Space 2	Tri-Lift Inc.	17,485	\$78,683	\$4.50	03/15/2021	05/31/2031
TOTAL		42,776	\$242,358			



# TENANT SUMMARY

## ***Automated Biomass Systems, LLC***

Automated Biomass Systems, LLC is a New York-based manufacturing and engineering company specializing in precision CNC machining, custom fabrication, and the design of firewood processing and timber equipment. The company serves industrial, logging, and energy-related markets with high-quality components and purpose-built machinery.

### **LEASE OVERVIEW**

Lease Type	Triple Net
Lease Commencement	05/15/2021
Lease Expiration	05/31/2031
Base Term Remaining	6 years
Rental Increase	3% annually
Tenant Purchase Rights	ROFR



## **Tri-Lift Inc.**

Tri-Lift Inc. is a Northeast-based material handling equipment dealer providing forklifts, warehouse equipment, rentals, parts, and service solutions to industrial and commercial customers, with over 50 years of experience.

### **LEASE OVERVIEW**

Lease Type	Triple Net
Lease Commencement	03/15/2021
Initial Term Expiration	05/31/2026
Base Term Remaining	3 months
Options	One (1) Option to Extend for Five (5) years with a fixed rent schedule
Extension Term Remaining	5 years
Extension Term Expiration	05/31/2031
Rental Increase	Fixed rent schedule



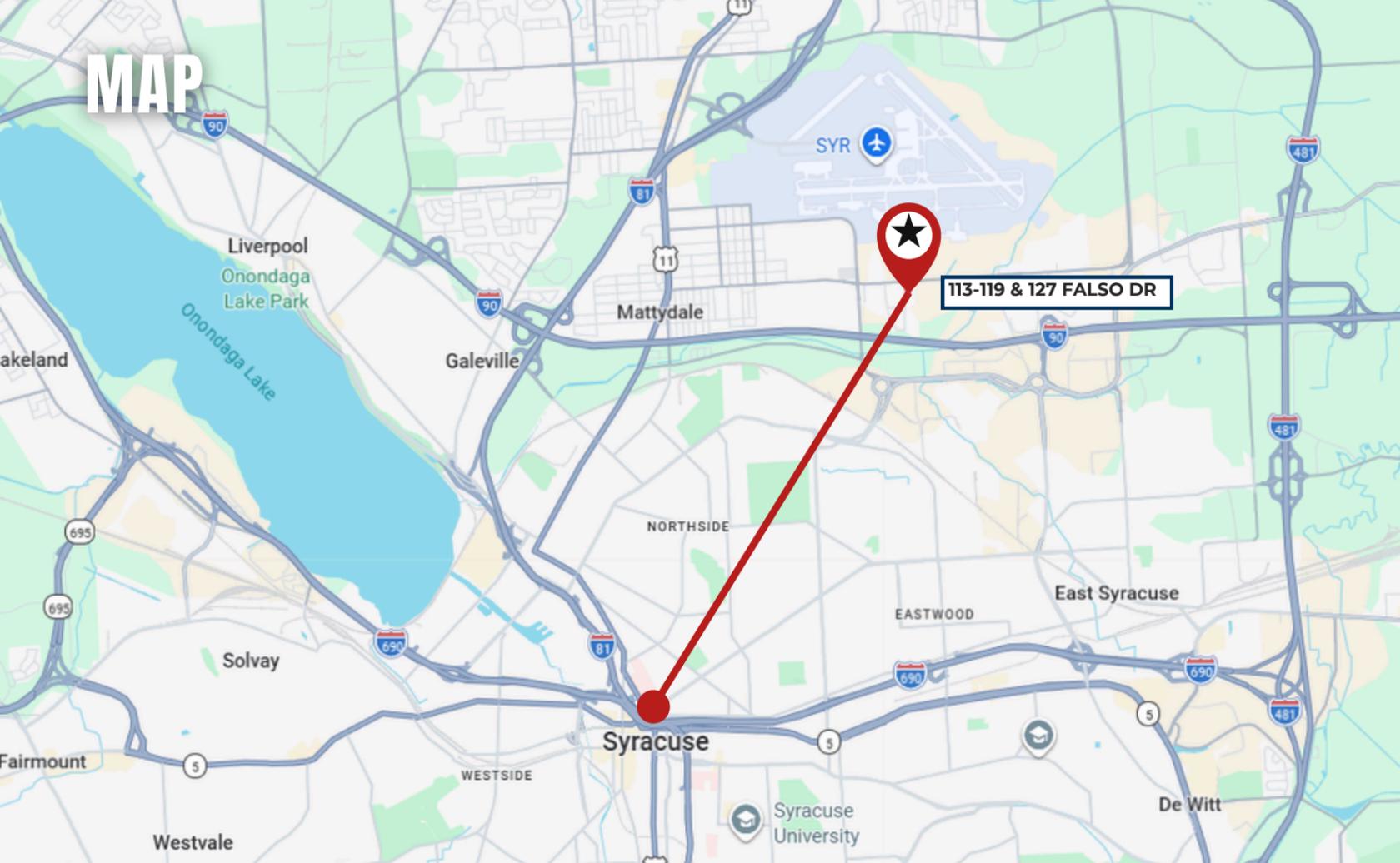
# ABOUT SYRACUSE, NY

Syracuse is a strategic logistics and manufacturing hub in Central New York, benefiting from its location at the crossroads of I-81 and I-90 (NYS Thruway), providing direct north-south and east-west connectivity across the Northeast and into Canada. The region offers competitive operating costs, abundant water and power infrastructure, and a deep industrial labor pool supported by local universities and technical schools.

Major public and private investment—including the transformative Micron semiconductor project—has accelerated demand for industrial space, suppliers, and service providers. With accessible transportation infrastructure, expanding economic development incentives, and a strong base of distribution and advanced manufacturing users, Syracuse continues to emerge as a compelling market for commercial and industrial real estate investment.

<b>POPULATION</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	151	67,942	180,930
<b>2024 POPULATION</b>	146	64,472	176,063
<b>2029 PROJECTION</b>	142	62,523	171,798
<b>HOUSEHOLD</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	62	29,470	75,586
<b>2024 HOUSEHOLDS</b>	60	27,952	74,345
<b>2029 PROJECTION</b>	58	27,064	72,523
<b>INCOME</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>AVG HOUSEHOLD INCOME</b>	\$68,566	\$69,706	\$69,447

# MAP



113-119 & 127 FALSO DR

Syracuse

SYR

Liverpool  
Onondaga  
Lake Park

Mattydale

Galeville

NORTHSIDE

EASTWOOD

East Syracuse

Solvay

WESTSIDE

Syracuse  
University

De Witt

Westvale

Lakeland

Fairmount

# 113-119 & 127 FALSO DR | SYRACUSE, NY 13211

OFFERING MEMORANDUM

## EXCLUSIVELY LISTED BY



**Ryan Jenkins**

VP of Investment Sales

📞 631-833-5152

✉️ [rjenkins@ironhornenterprises.com](mailto:rjenkins@ironhornenterprises.com)

### Ironhorn Enterprises

📞 315-214-8406

🌐 [www.ironhornenterprises.com](http://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