



# 466 E BRIGHTON AVE SYRACUSE, NY 13210

INDUSTRIAL PROPERTY  
FULLY LEASED


OFFERING MEMORANDUM

# EXCLUSIVELY *PRESENTED BY*



**Nathan Couse**

Dispositions Officer

 (315) 748-9886

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




**Ryan Jenkins**


VP of Dispositions



**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

# TABLE OF CONTENTS

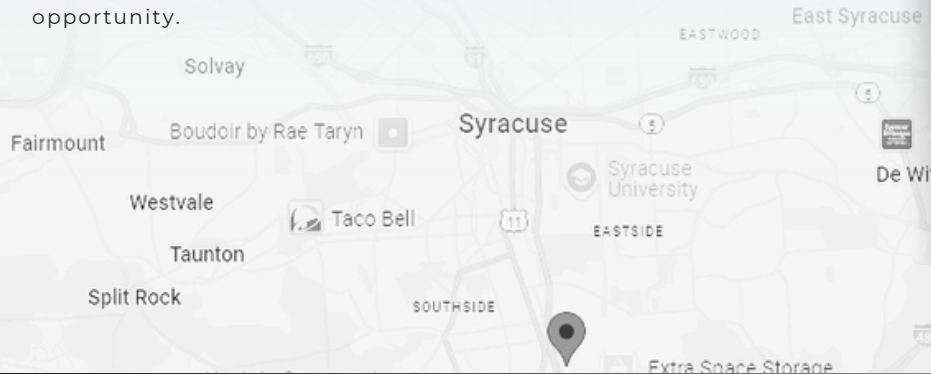
# EXECUTIVE SUMMARY

466 E Brighton Ave is a fully leased, single-story industrial property totaling 25,660 square feet, situated on 3.60 acres of land. Built in 1975, this building features a clear height of 18 feet, and 400-amp 3-phase power.

The site is equipped with 8 drive-in doors, offering excellent loading capabilities for logistics or light manufacturing operations. With 60 on-site parking spaces, the property provides convenient access for both staff and visitors. Zoned under code O21, the building maintains full occupancy and presents a strong, stabilized investment opportunity.

## THE OFFERING

<b>Building SF</b>	25,660 SF
<b>Year Built</b>	1975
<b>Lot Size (Acres)</b>	3.6
<b>Parcel ID</b>	061.-01-27.1
<b>Zoning Type</b>	O21
<b>Clear Height</b>	18'
<b>Drive Ins</b>	8
<b>Power</b>	400a 3p



# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Highly visible with quick access to I-81 and I-481. Located in a mixed commercial-industrial corridor near downtown Syracuse, ideal for logistics and service tenants.



**Expansive Space:** The property spans 25,660 sq ft across a 3.60-acre lot, offering ample indoor operational space and generous outdoor area for parking, staging, or future site enhancements—ideal for multi-tenant industrial use.



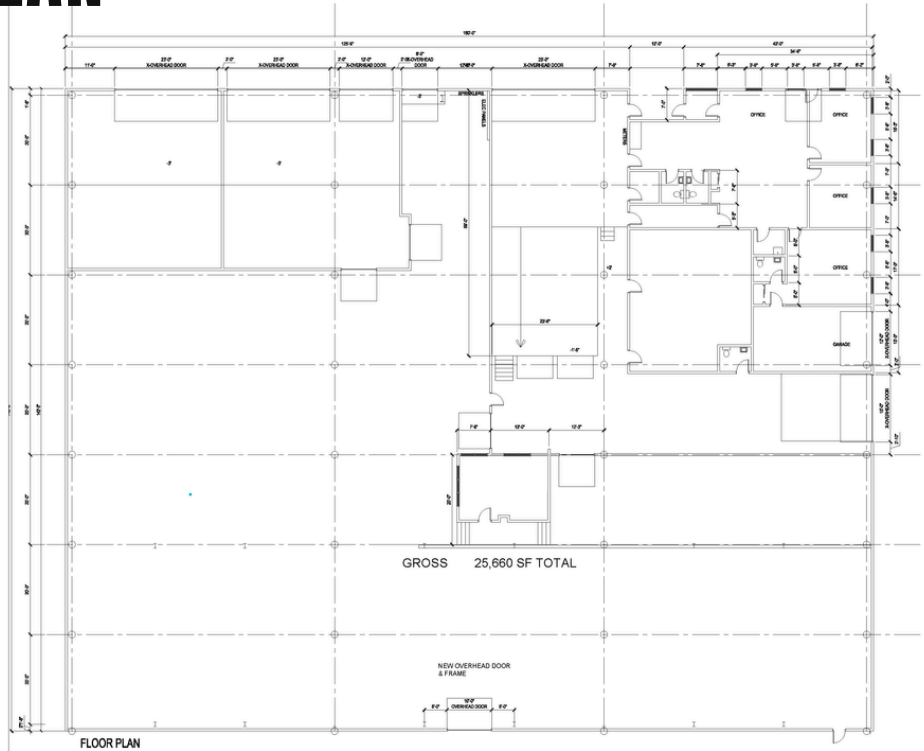
**Industrial Infrastructure:** Features 18' clear heights, 400A/3-phase power, 8 grade-level doors. Includes 60 parking spaces, supporting distribution, light manufacturing, or service tenants.



**Zoning Advantage:** Zoned O21 Industrial, the site allows for flexible uses including manufacturing, storage, and contractor services. This broad zoning reduces restrictions and increases re-tenanting options.



# FLOOR PLAN



# FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
<b>GROSS REVENUE</b>						
BASE RENTAL REVENUE	\$201,431	\$201,431	\$201,431	\$201,431	\$201,431	\$201,431
EFFECTIVE GROSS REVENUE	\$201,431	\$201,431	\$201,431	\$201,431	\$201,431	\$201,431
<b>OPERATING EXPENSES</b>						
PROPERTY TAX	\$24,227	\$24,712	\$25,206	\$25,710	\$26,224	\$26,749
INSURANCE	\$14,100	\$14,382	\$14,670	\$14,963	\$15,263	\$15,568
TOTAL OPERATING EXPENSES	\$38,327	\$39,094	\$39,876	\$40,673	\$41,487	\$42,317
NET OPERATING INCOME	\$163,103	\$162,337	\$161,555	\$160,758	\$159,944	\$159,114

# RENT ROLL

## 466 E BRIGHTON AVE RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Syracuse City School Security Office	11,074	\$86,931	\$9.78	06/01/2024	05/31/2028
Space 2	Syracuse City School Food and Nutrition	14,586	\$114,500	\$7.85	06/01/2023	05/31/2028
TOTAL		25,660	\$201,431			



# TENANT SUMMARY

Syracuse City  
School District-  
Security



Syracuse City  
School- Food  
Storage

## LEASE OVERVIEW

Lease Type	Modified Net
Lease Commencement	06/01/2024
Lease Expiration	05/31/2028
Base Term Remaining	4 years
Rental Increase	Fixed

## LEASE OVERVIEW

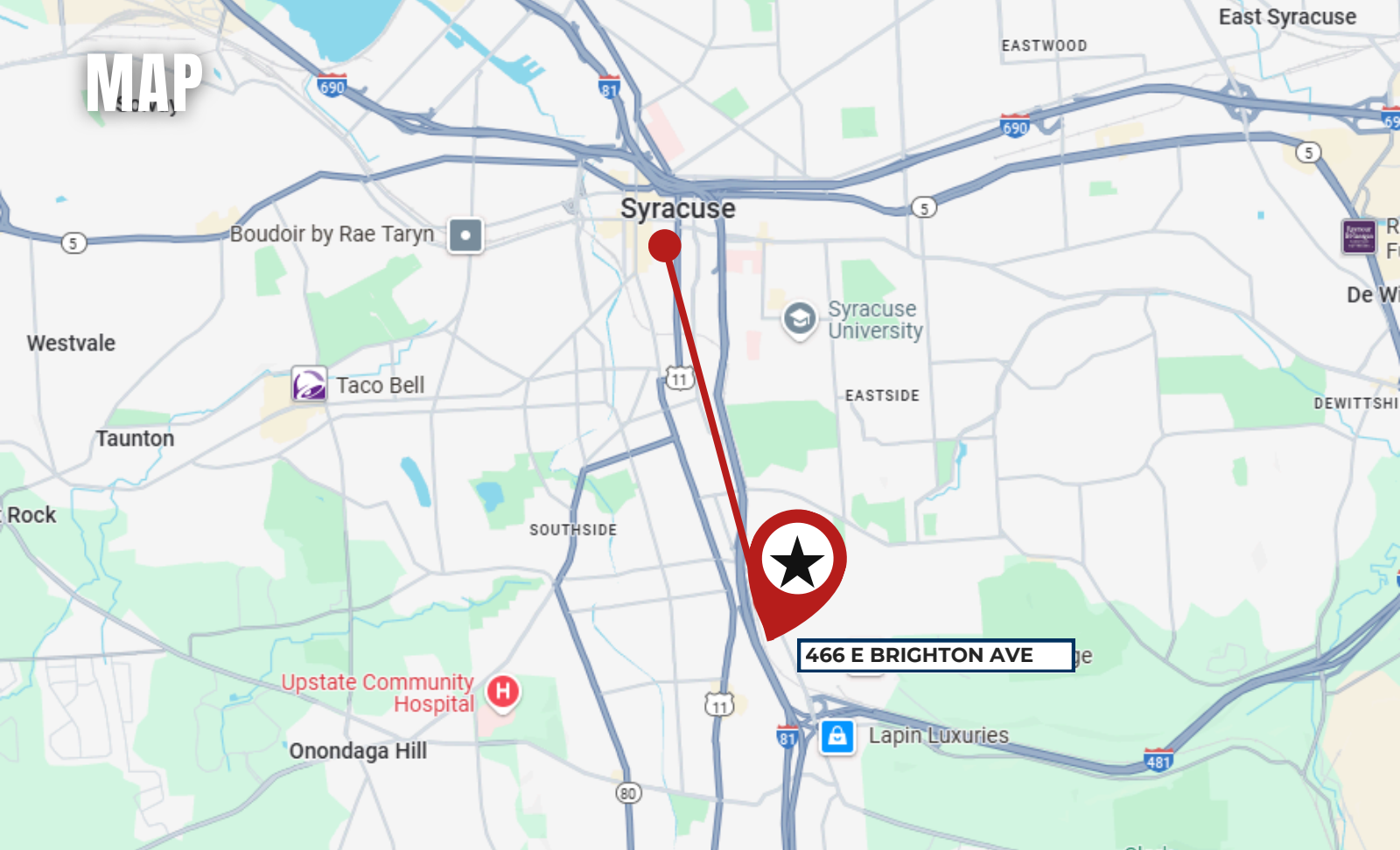
Lease Type	Modified Net
Lease Commencement	06/01/2023
Lease Expiration	05/31/2028
Base Term Remaining	6 years
Rental Increase	Fixed

# ABOUT SYRACUSE, NY

Syracuse, NY, offers a strong industrial real estate market driven by its strategic location in Central New York. The city benefits from excellent transportation infrastructure, including access to Interstate 81 and Interstate 690, which provide connectivity to key markets across the Northeast and Midwest. Syracuse is also served by Syracuse Hancock International Airport and a well-established rail network, making it a logistics hub for regional distribution.

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



Syracuse

Syracuse University

Taco Bell

Upstate Community Hospital

466 E BRIGHTON AVE

Lapin Luxuries

# 466 E BRIGHTON AVE | SYRACUSE, NY 13210


OFFERING MEMORANDUM


## EXCLUSIVELY LISTED BY



**Nathan Couse**

Dispositions Officer

 (315) 748-9886

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





**Ryan Jenkins**


VP of Dispositions



**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 and its related entities. 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. 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 or 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. Prospective buyers shall not use any of the information contained within the offering memorandum to contact any tenant unless given express permission from IRONHORN ENTERPRISES. PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE IRONHORN ENTERPRISES LISTED AGENT FOR MORE INFORMATION.