

NORTHERN BOULEVARD INDUSTRIAL PARK

INDUSTRIAL PROPERTY FOR SALE & LEASE

J|W|P
COMMERCIAL

JOSHUA W. PODKAMINER, SIOR, CCIM
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MARCH 5, 2025

0 100 200 300
SCALE IN FEET



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	N/A
Lease Rate:	Negotiable
Building Size:	200,000 SF
Available SF:	20,000 - 200,000 SF
Lot Size:	47 Acres
Price / SF:	TBD
Zoning:	Industrial
Market:	North East Syracuse / Onondaga County
Submarket:	North / Eastside

PROPERTY OVERVIEW

7750 Northern Boulevard is a vacant industrial site with premiere access to Interstate 81 (Current I-481) and the New York State Thruway. A zoned industrial site that is available for sale or lease with a focus on Build To Suit Development projects.

PROPERTY HIGHLIGHTS

- 200,000 SF + Industrial Building
- Industrial Zoning
- Ideal Warehouse / Distribution Center
- Strategic Central New York Location
- Major Transportation Routes (I-81, I-481, I-90 NYS Thruway)
- Exterior Storage
- Flexible Layout
- 790' Northern Boulevard Frontage
- Adjacent to Milton Cat and Ricelli Northern

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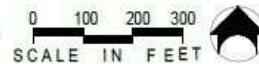
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CONCEPTUAL SITE PLAN



NORTHERN BOULEVARD INDUSTRIAL PARK
7750 NORTHERN BOULEVARD, CICERO NY

MARCH 5, 2025



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CONCEPTUAL SITE PLAN B



NORTHERN BOULEVARD INDUSTRIAL PARK
7750 NORTHERN BOULEVARD, CICERO NY

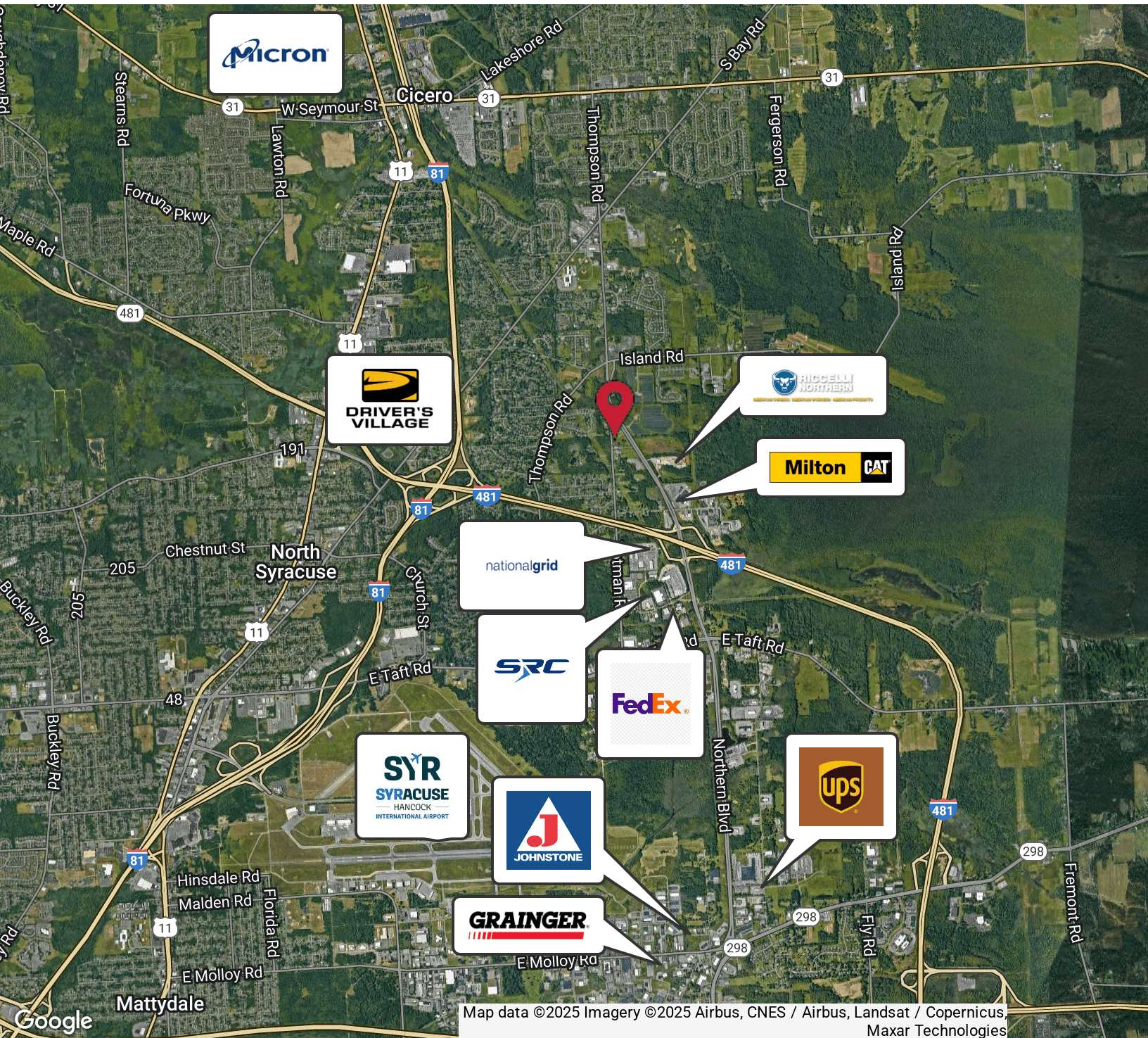
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AERIAL



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HIGHLIGHTED AERIAL



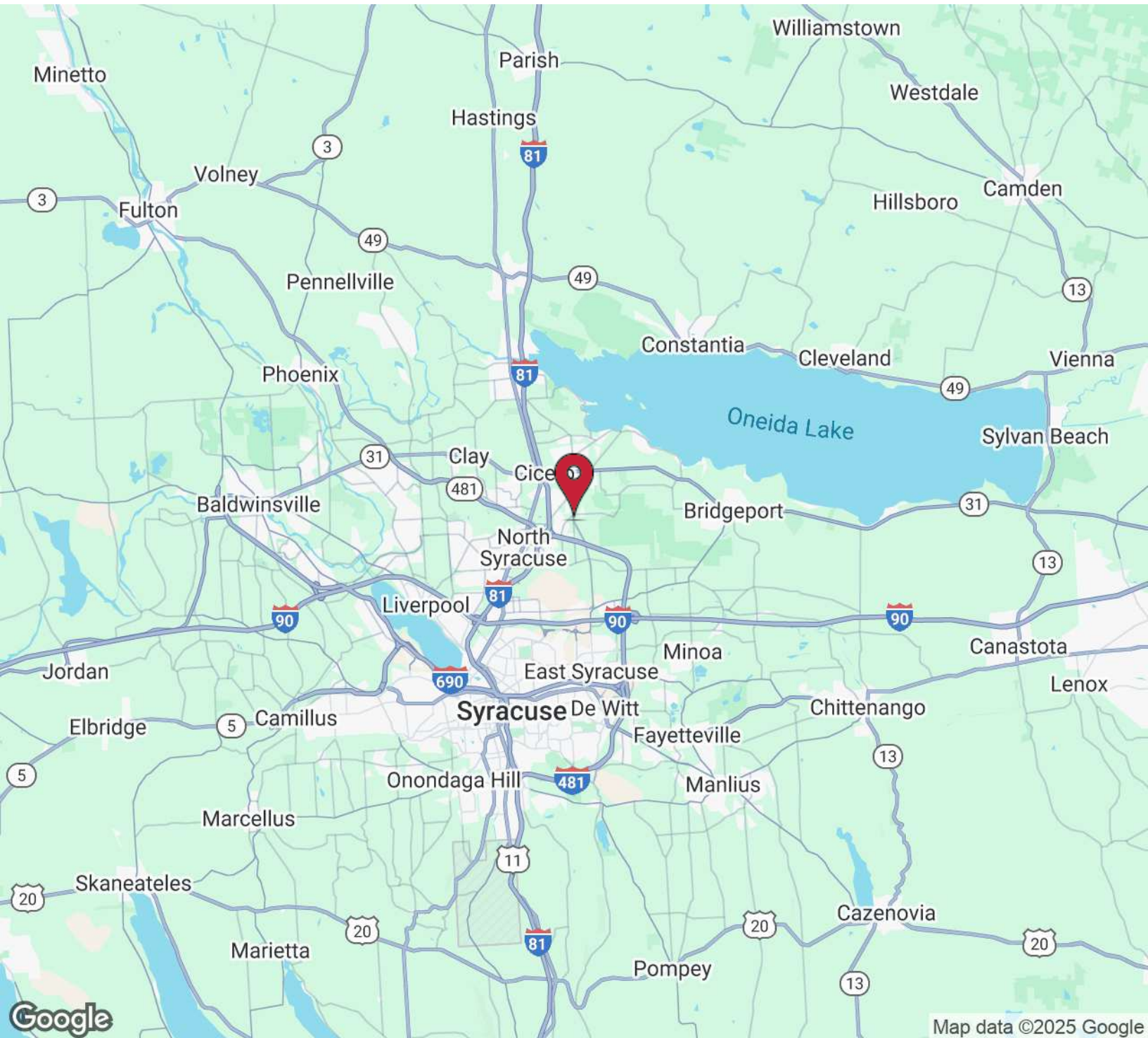
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LOCATION MAP

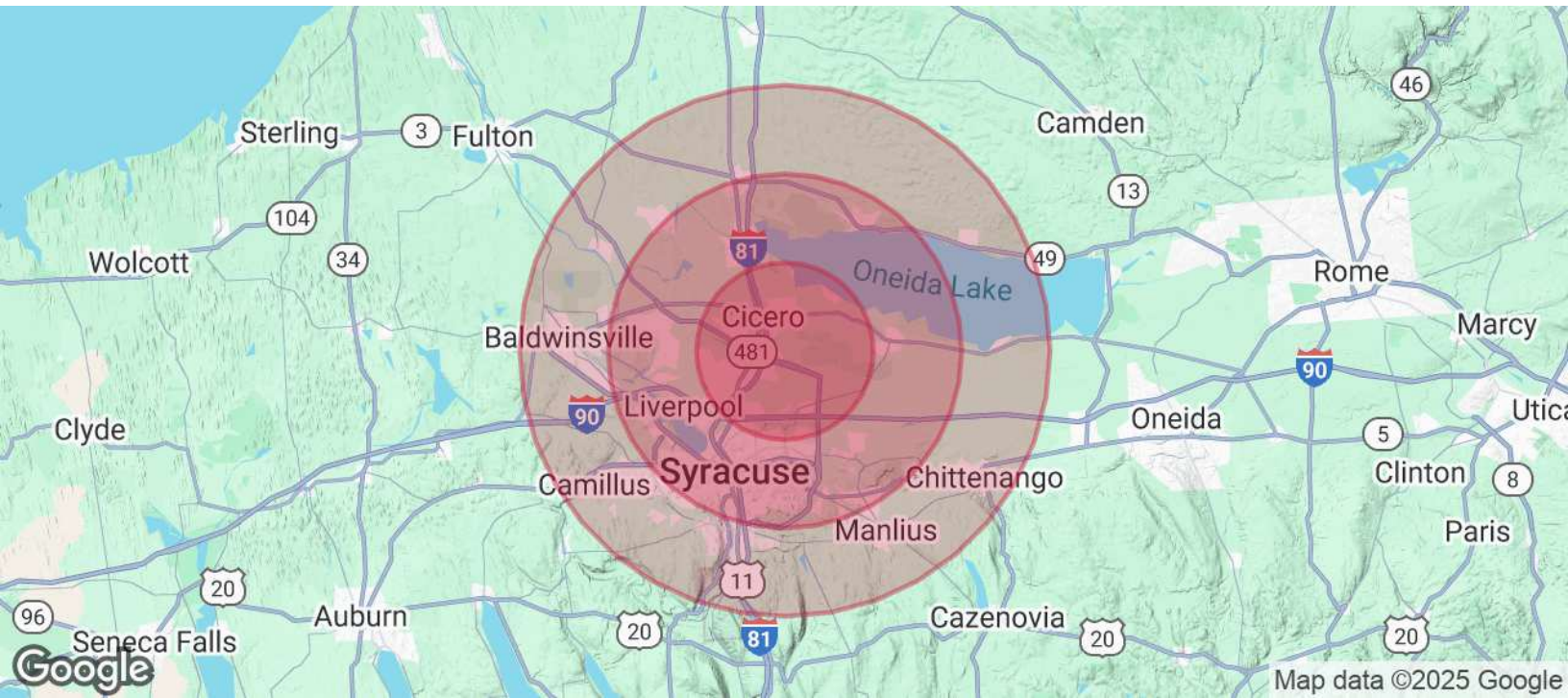
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DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	66,782	284,696	470,706
Average Age	43	40	41
Average Age (Male)	42	39	40
Average Age (Female)	45	41	42
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	28,360	120,357	195,217
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$105,931	\$89,833	\$96,753
Average House Value	\$226,209	\$218,004	\$231,771

Demographics data derived from AlphaMap

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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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