



**8125 THOMPSON RD
CICERO NY 13039**

INDUSTRIAL PROPERTY
OWNER USER

Ryan Jenkins
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OFFERING MEMORANDUM



EXCLUSIVELY *PRESENTED BY*



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 5912 N Burdick St,
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PROPERTY OVERVIEW

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FINANCIAL OVERVIEW

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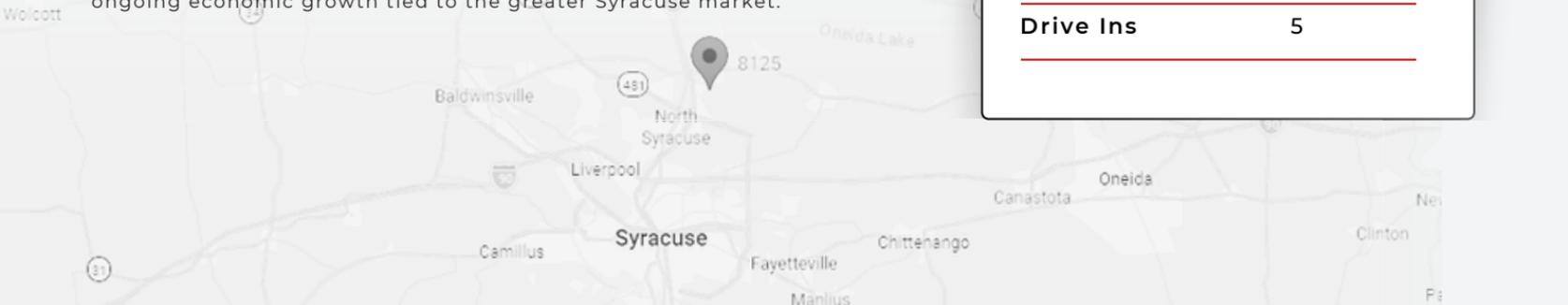
LOCATION OVERVIEW

About Cicero, NY
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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

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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.



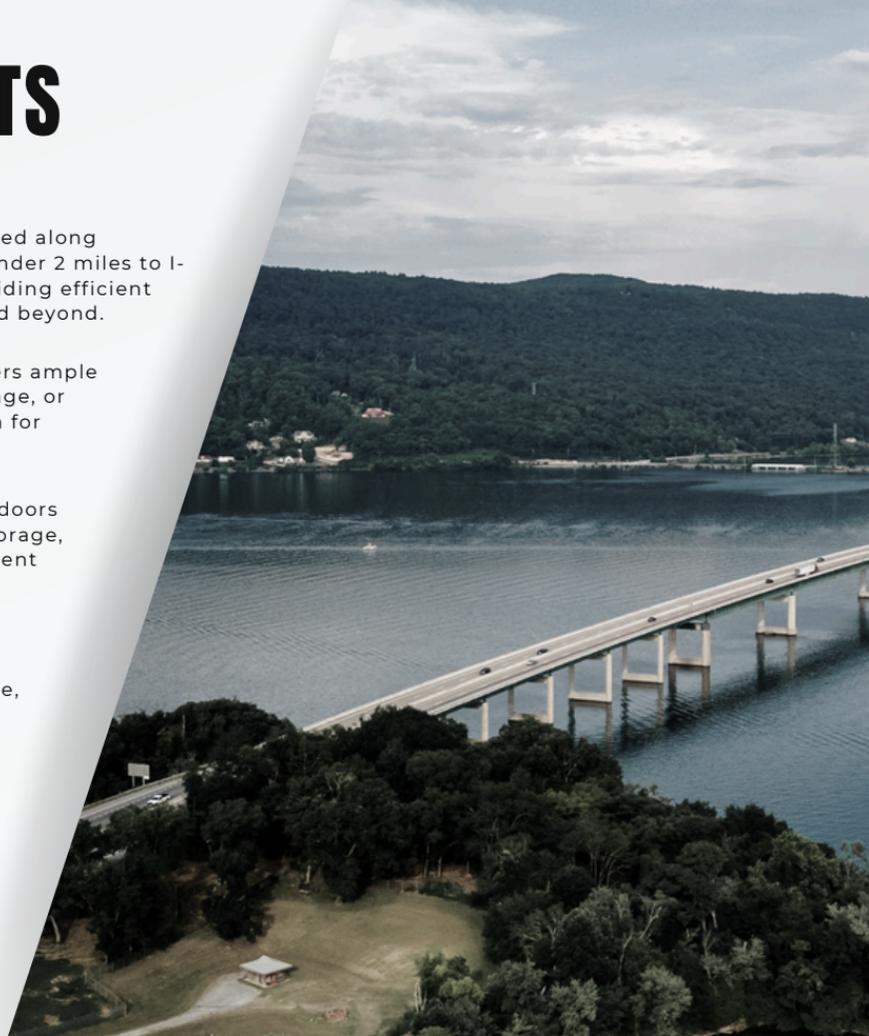
Strategic Features: 20' clear height and five drive-in doors create strong functionality for logistics, equipment storage, fabrication, or contractor operations, supporting efficient loading and workflow.



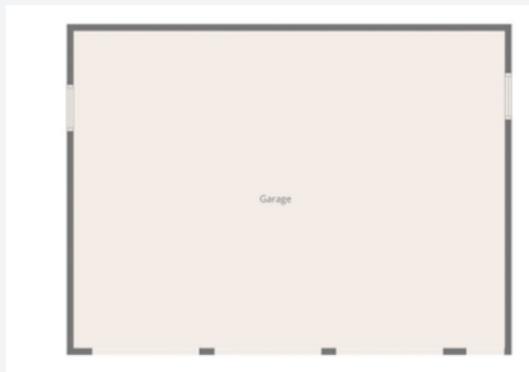
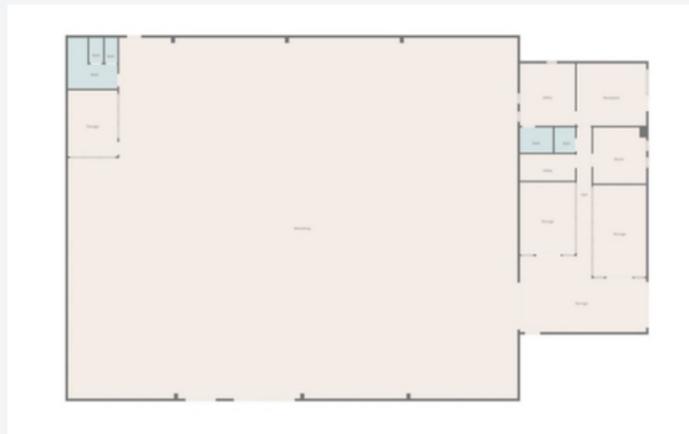
Industrial Infrastructure: Established industrial construction (built 1971) with high-bay warehouse configuration and grade-level loading provides durable, service-oriented design suited for a wide range of industrial users.



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

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PHOTOS



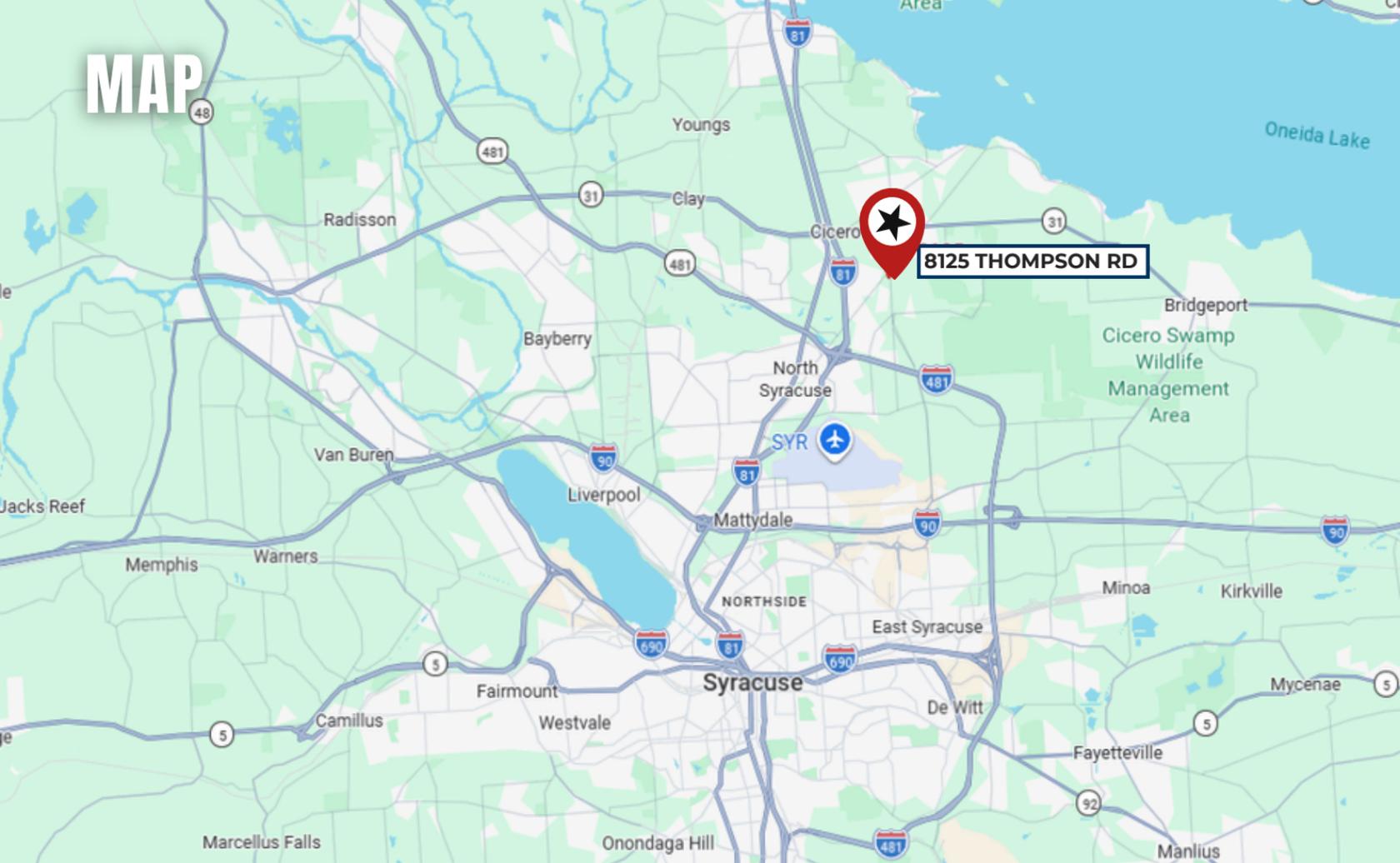
ABOUT CICERO, NY

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



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