



# 513 HIAWATHA BLVD SYRACUSE, NY 13208

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

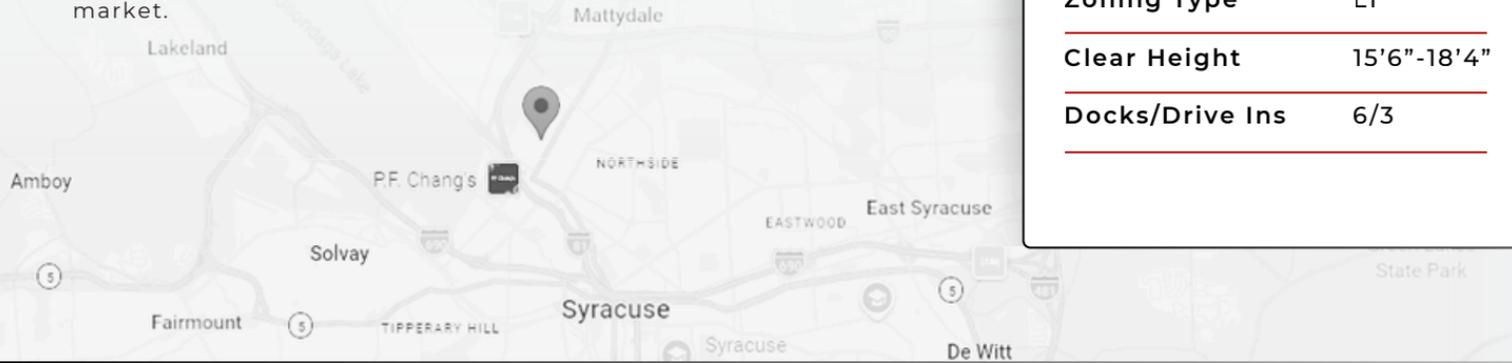
Financial Summary  
Rent Roll  
Tenant Summary

## LOCATION OVERVIEW

About Syracuse, NY  
Demographics  
Map

# EXECUTIVE SUMMARY

513 Hiawatha Blvd in Syracuse, NY presents a fully leased industrial investment opportunity totaling 50,450 square feet on 2.17 acres. Originally built in 1950 and comprehensively renovated in 2025, the property offers updated infrastructure combined with functional mid-clear heights ranging from 15'6" to 18'4". The building features 6 dock-high doors (2 ext and 4 int) and three drive-in doors, supporting efficient loading and flexible industrial operations. Positioned along Hiawatha Boulevard—one of Syracuse's primary industrial corridors—the property sits just minutes from I-690, I-81, and Downtown Syracuse, providing immediate access to the region's major highway network and strong connectivity to the broader Central New York market.



## THE OFFERING

<b>Building SF</b>	50,450
<b>Year Built/Reno</b>	1950/2025
<b>Lot Size (Acres)</b>	2.17
<b>Parcel ID</b>	001.2-2-04.1
<b>Zoning Type</b>	LI
<b>Clear Height</b>	15'6"-18'4"
<b>Docks/Drive Ins</b>	6/3

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# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Strategically positioned just off I-690 with immediate access to I-81 and minutes from Downtown Syracuse, the property offers seamless regional connectivity and proximity to the Inner Harbor redevelopment and the expanding Micron semiconductor ecosystem.



**Expansive Space:** 50,450 SF on 2.17 acres provides scalable industrial footprint with room for circulation, staging, and operational flow—ideal for single-tenant stability in a tight infill market.



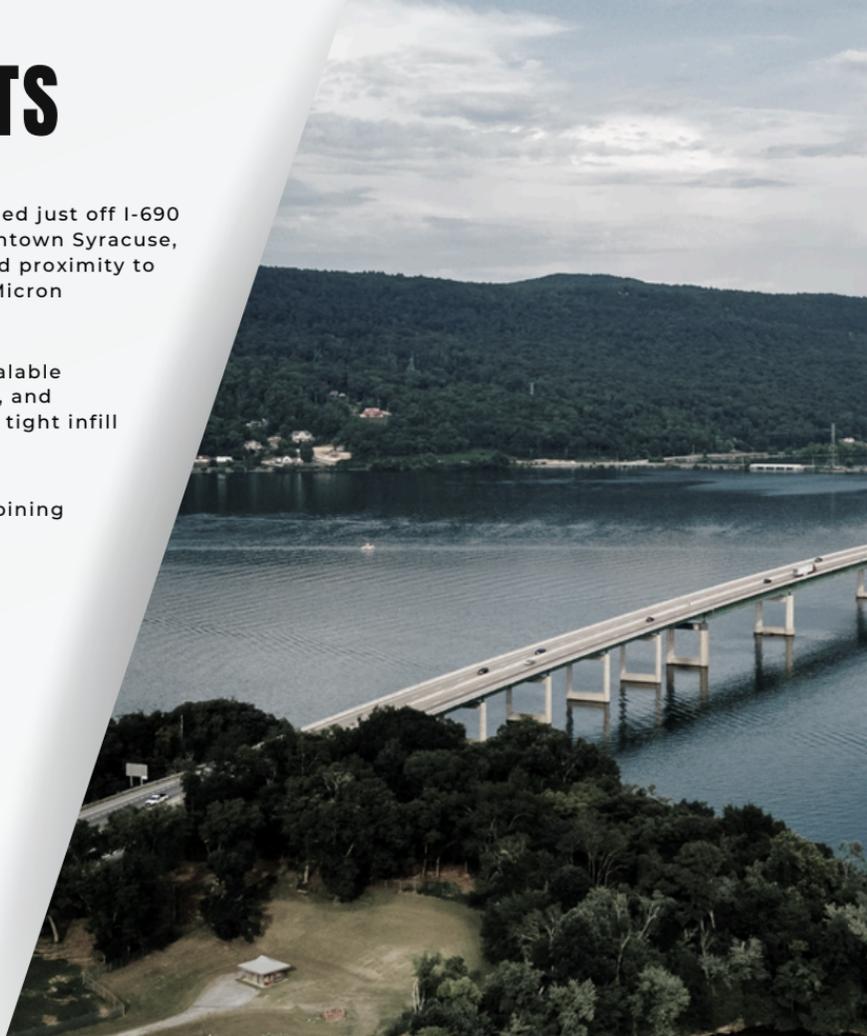
**Strategic Features:** Recently renovated in 2025, combining legacy construction with modern upgrades—offering investors reduced near-term capital expenditure and enhanced tenant retention.



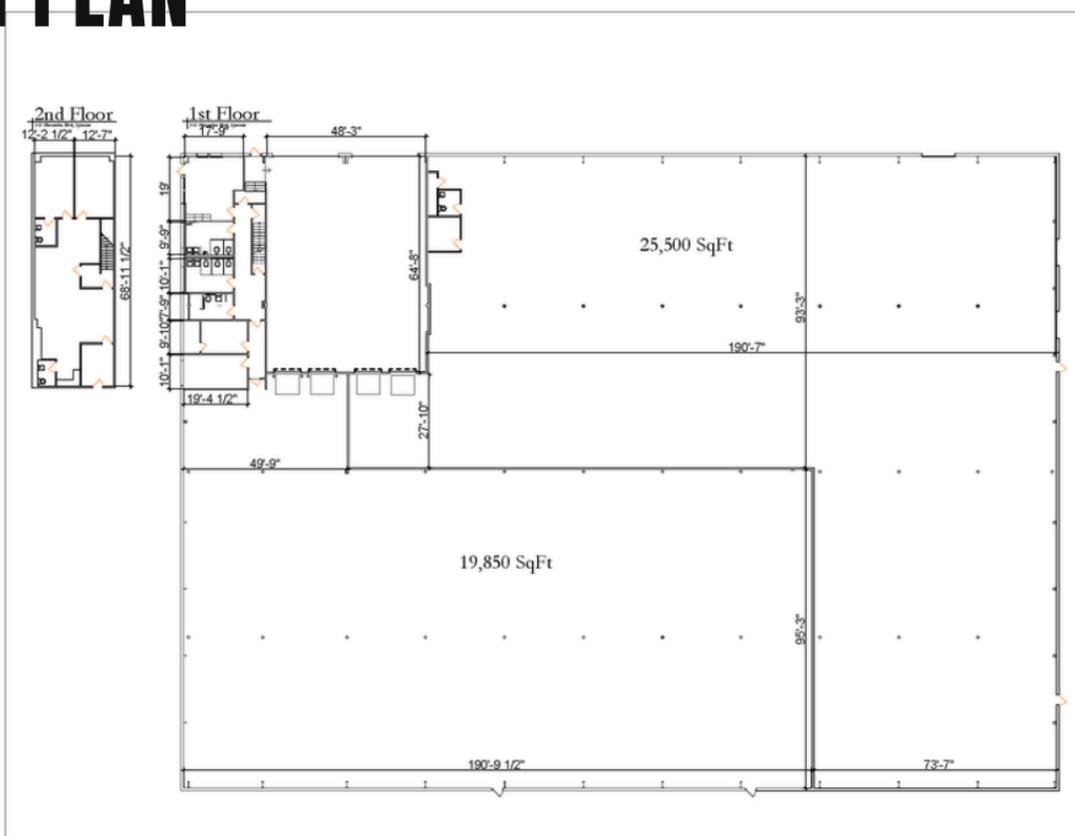
**Industrial Infrastructure:** 15'6"–18'4" clear heights, 6 dock-high doors (2 ext and 4 int), and three drive-in doors deliver versatile loading configurations that support a broad mix of industrial and logistics users.



**Zoning Advantage:** Flexible industrial zoning along Hiawatha Boulevard supports a wide range of warehouse, distribution, manufacturing, and service-oriented uses—protecting long-term utility and tenant demand in one of Syracuse's most established industrial corridors.



# FLOOR PLAN



# FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
<b>GROSS REVENUE</b>						
BASE RENTAL REVENUE	\$303,240	\$307,031	\$316,241	\$325,729	\$335,501	\$345,566
TAX & INS; MANGEMENT FEE	\$51,225	\$52,249	\$53,294	\$54,360	\$55,447	\$56,556
EFFECTIVE GROSS REVENUE	\$354,465	\$359,280	\$369,536	\$380,089	\$390,948	\$402,122
<b>OPERATING EXPENSES</b>						
PROPERTY TAX	\$33,567	\$34,239	\$34,923	\$35,622	\$36,334	\$37,061
INSURANCE	\$17,658	\$18,011	\$18,371	\$18,738	\$19,113	\$19,495
TOTAL OPERATING EXPENSES	\$51,225	\$52,249	\$53,294	\$54,360	\$55,447	\$56,556
NET OPERATING INCOME	\$303,240	\$307,031	\$316,241	\$325,729	\$335,501	\$345,566

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# RENT ROLL

## 513 HIAWATHA BLVD RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Beak and Skiff	50,450	\$303,240	\$6.01	07/01/2025	06/30/2030
TOTAL		50,450	\$303,240			



# TENANT SUMMARY

## ***Beak and Skiff Farms Inc.***

Beak & Skiff Apple Orchards is a fifth-generation, family-owned apple orchard in Central New York known for its large-scale apple production, agritourism experiences, and craft beverage line, 1911 Established. Founded in 1911, the orchard features hundreds of thousands of apple trees, seasonal u-pick operations, a market, bakery, café, and tasting room, making it one of the region's premier destinations for fresh apples, hard cider, and family-friendly events.



## **LEASE OVERVIEW**

<b>Lease Type</b>	Triple Net
<b>Lease Commencement</b>	07/01/2025
<b>Lease Expiration</b>	06/30/2030
<b>Base Term Remaining</b>	5 years
<b>Rental Increase</b>	3% annually

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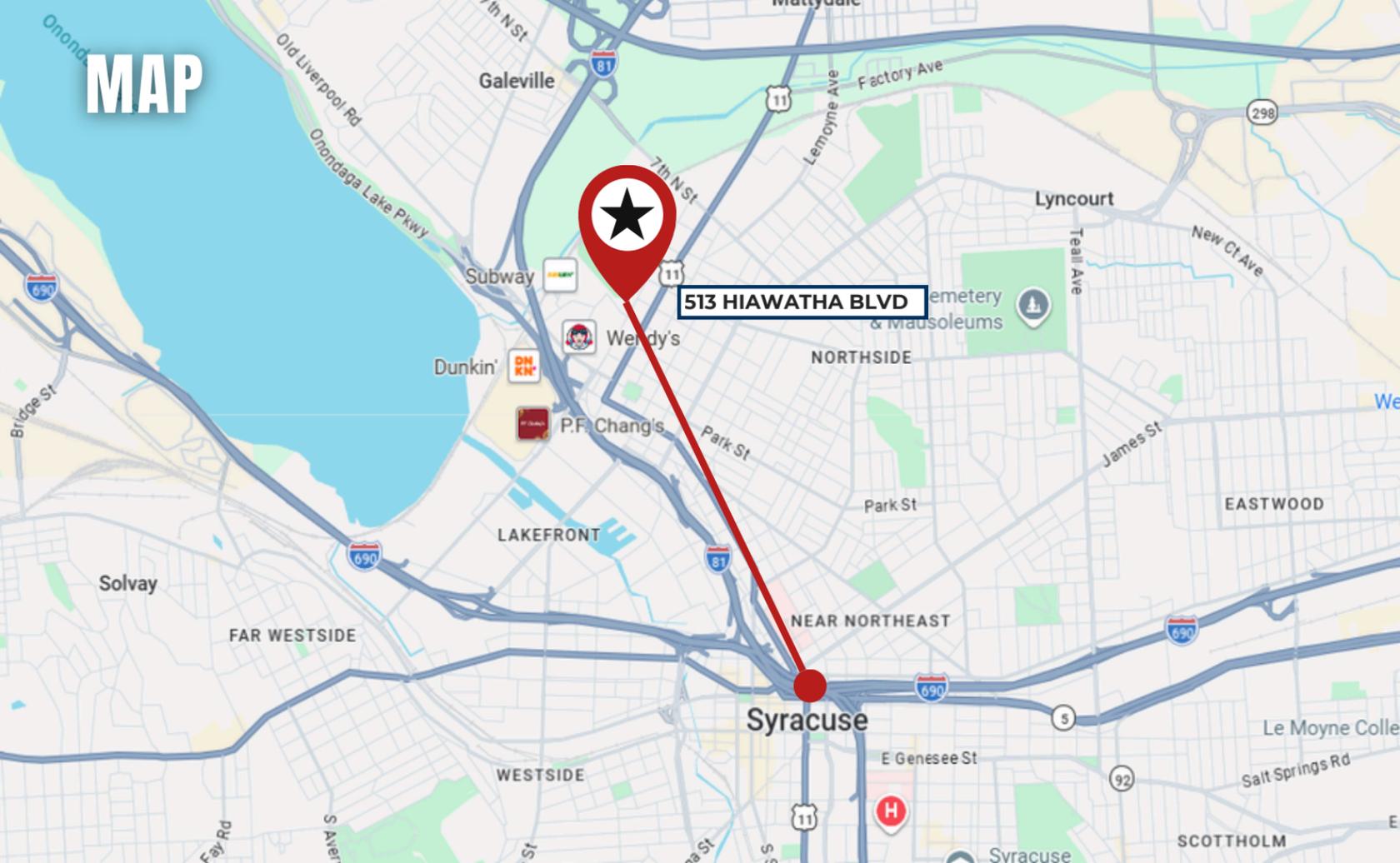


# ABOUT SYRACUSE, NY

Syracuse is emerging as one of the most strategic commercial and industrial markets in the Northeast, driven by transformative investment and strong logistics fundamentals. Located at the crossroads of I-81 and I-90 (NYS Thruway), Syracuse offers direct access to major Northeast metros including New York City, Boston, Buffalo, and Toronto, positioning it as a highly efficient distribution hub. The region's appeal has accelerated with the multibillion-dollar Micron semiconductor project, fueling supply chain growth, manufacturing demand, and workforce expansion. Combined with competitive operating costs, available industrial land, reliable utilities, and a skilled labor pool anchored by Syracuse University and regional technical institutions, the market provides scalable opportunities for warehouse, manufacturing, and logistics users seeking long-term growth in a business-friendly environment.

<b>POPULATION</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	13,617	112,752	243,877
<b>2024 POPULATION</b>	12,957	109,568	239,165
<b>2029 PROJECTION</b>	12,572	106,820	233,762
<b>HOUSEHOLD</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	5,231	48,265	100,502
<b>2024 HOUSEHOLDS</b>	4,973	47,497	99,326
<b>2029 PROJECTION</b>	4,816	46,338	96,987
<b>INCOME</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>AVG HOUSEHOLD INCOME</b>	\$50,810	\$58,412	\$68,768

# MAP



513 HIAWATHA BLVD

# 513 HIAWATHA BLVD | SYRACUSE, NY 13208

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