

LEGEND:

- electric ground grid
- electric utility pole, under & overhead line
- electric gas pipe, natural gas & propane main
- electric gas
- electric meter cabinet
- electric structure, pole, under & overhead
- electric structure, over side & below
- electric street sign, under & overhead
- electric street sign, over side & overhead
- electric underground telephone line, under & overhead
- electric underground electric line, under & overhead
- electric underground electric cable, overhead
- electric structure, utility shed
- electric structure, maintenance shed
- electric ground rod
- electric meter
- electric landing line
- electric offset post line
- electric all-terrain post line
- electric corner line
- electric concrete pad



8600 PARDEE ROAD CICERO, NY 13039

LAND FOR SALE

J|W|P
COMMERCIAL

INTACRE CONSTRUCTION SPECIALTIES
P.O. BOX 442
INTACRE PROPERTIES, LLC
CICERO, NY
PHONE: 315-423-9390

NOTES:
 1. This map is a 200' scale.
 2. Project was designed & constructed.
 3. Records refer to 1940 and 1950.
 4. Location of underground electric cable is still uncertain. It is possible electric cable is under side of driveway or elsewhere.
 5. The portion of this lot shown in white has been shown to be suitable for 0.25 acre of water. A single residential building, accessory structure, and/or commercial building may be constructed on this portion of the lot.
 6. Records refer to 1940 and 1950.
 7. The map is 1/4" = 200'.

OWNER/DEVELOPER
 460 COUNTRY PROPERTIES, LLC (AKA PARADISE)
 132 WALTON STREET SUITE 101
 SYRACUSE, NY 13202
 TEL: (315) 423-9390

JOSHUA W. PODKAMINER, SIOR, CCIM
 315.423.9390
 jwp@jwpcommercial.com

INTACRE CONSTRUCTION SPECIALTIES
 P.O. BOX 442
 INTACRE PROPERTIES, LLC
 CICERO, NY
 PHONE: 315-423-9390



DATE OF PREPARATION: 11/11/2014
 DRAWN BY: JWP
 CHECKED BY: JWP

DATE: 11/11/2014	SCALE: 1/4" = 200'	DATE: 11/11/2014	SCALE: 1" = 100'
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 SYRACUSE, NY 13202
 TEL: (315) 423-9390

SITE PLAN - EXISTING FEATURES
 LANDS OF DIFFIN
 PART OF LOT Nos. 29 & 30
 TOWN OF CICERO
 ONONDAGA COUNTY, NEW YORK



LANEY & ROMA
 LAND SURVEYING, P.C.
 38 W. STATE ST.
 SUITE 200
 CICERO, NY 13039
 TEL: (315) 423-9390

DATE: 11/11/2014
 SCALE: 1/4" = 200'

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Strategically positioned and Industrially Zoned in the Town of Cicero, New York. This prime property on Pardee Road that offers development and investment opportunity. Immediate access to Interstate 81 just 1.1 miles away, as well as, prominent visibility from the highway, this industrial parcel provides unparalleled convenience for transportation and logistics with great proximity to the planned Micron Development at White Pine Industrial Park. Hancock International Airport is just 6.4 miles away further enhancing the property's value. Ideal for a land or industrial investor seeking a strategic and high-potential location.

PROPERTY HIGHLIGHTS

- Town of Cicero
- Onondaga County
- Immediate Access to Interstate 81 (1.1 Miles)
- Interstate 81 Visibility
- Hancock International Airport (6.4 Miles)

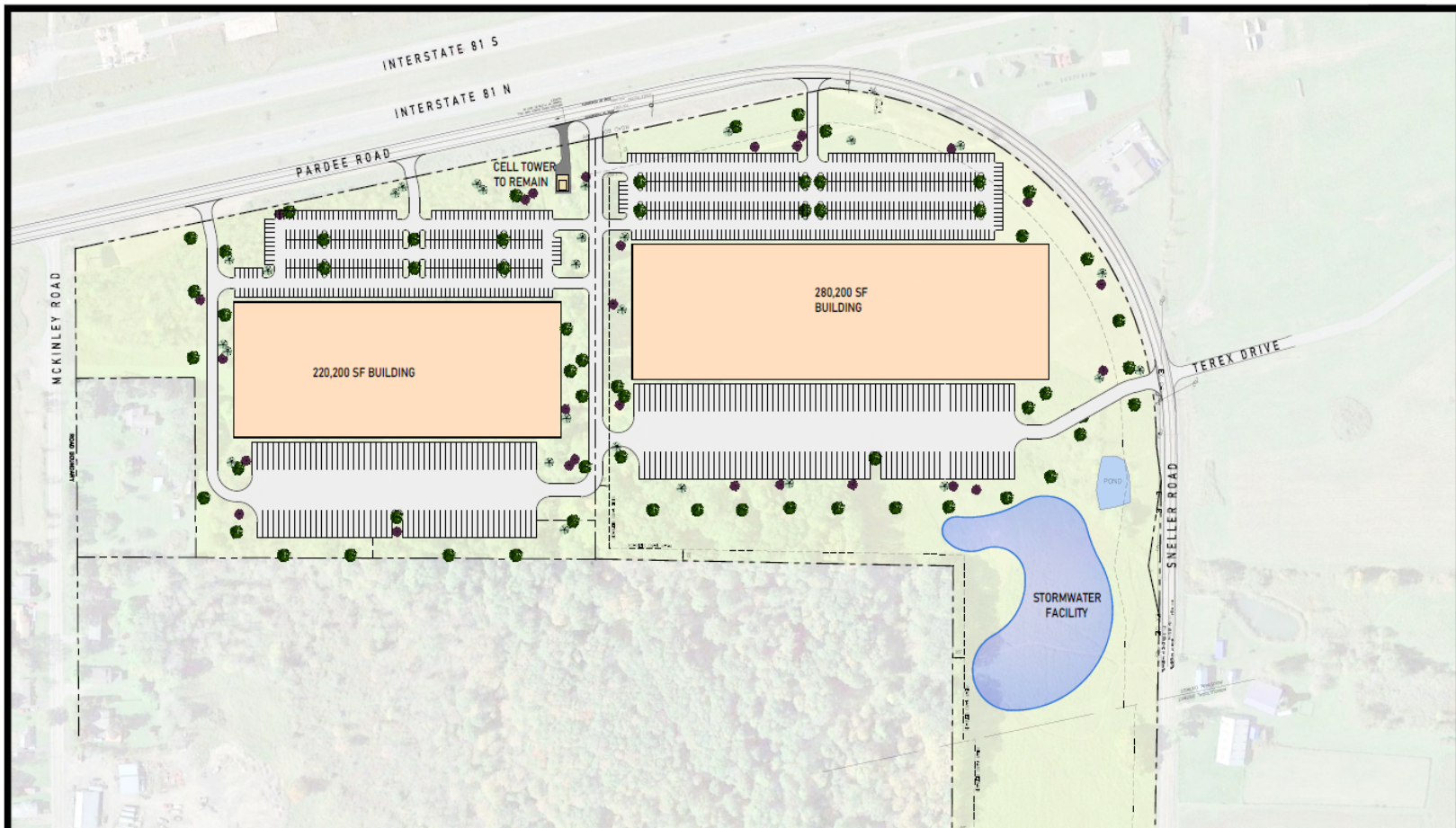
OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	60.54 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	866	22,977	107,126
Total Population	2,293	59,862	261,386
Average HH Income	\$75,819	\$73,842	\$60,626

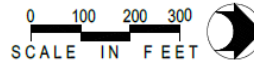
FOR SALE | 8600 PARDEE ROAD CICERO, NY 13039

SITE PLAN



PARDEE & SNELLER DEVELOPMENT
PART OF LOTS 29 AND 30, CICERO NY

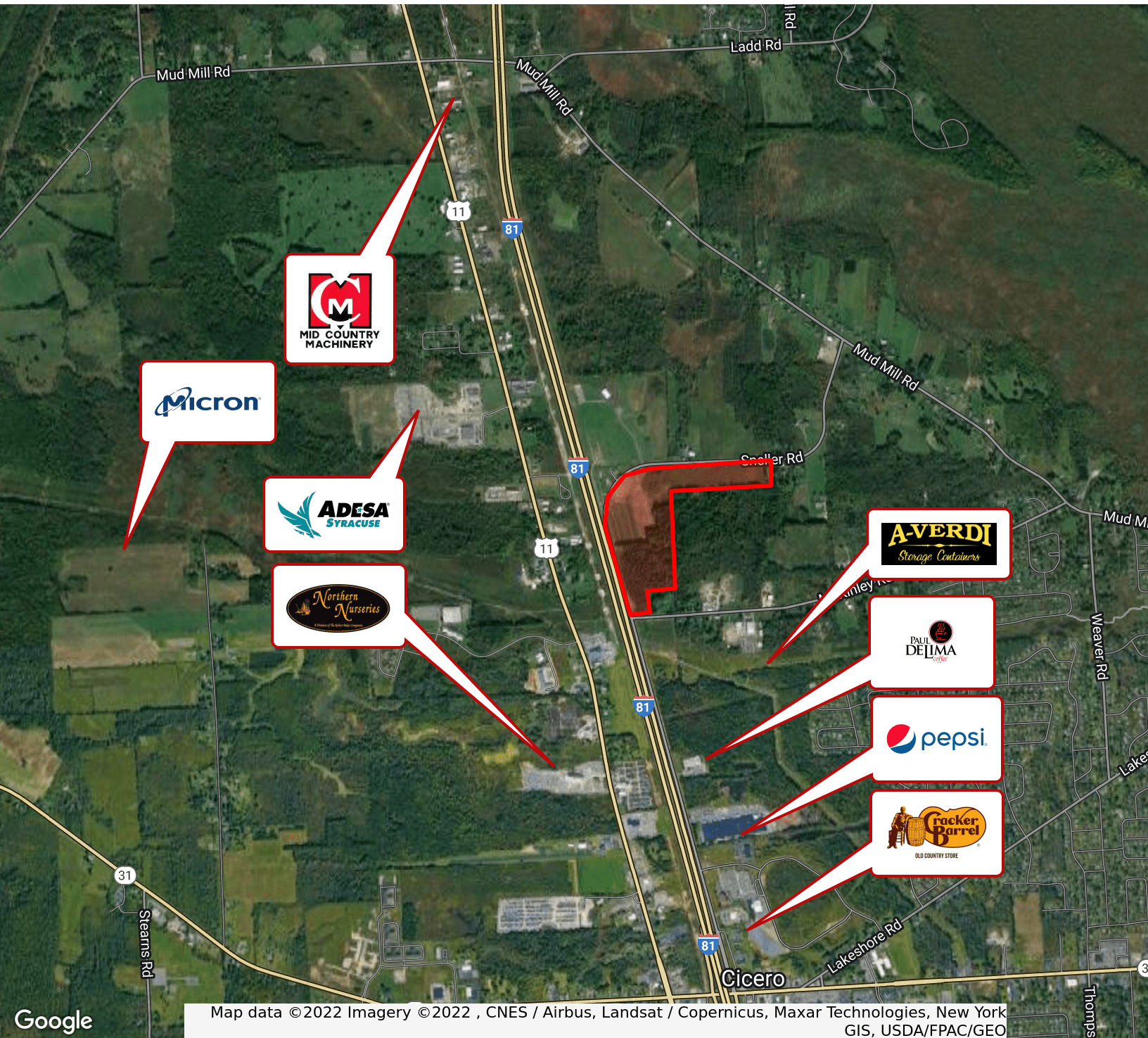
JUNE 23, 2023



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AERIAL



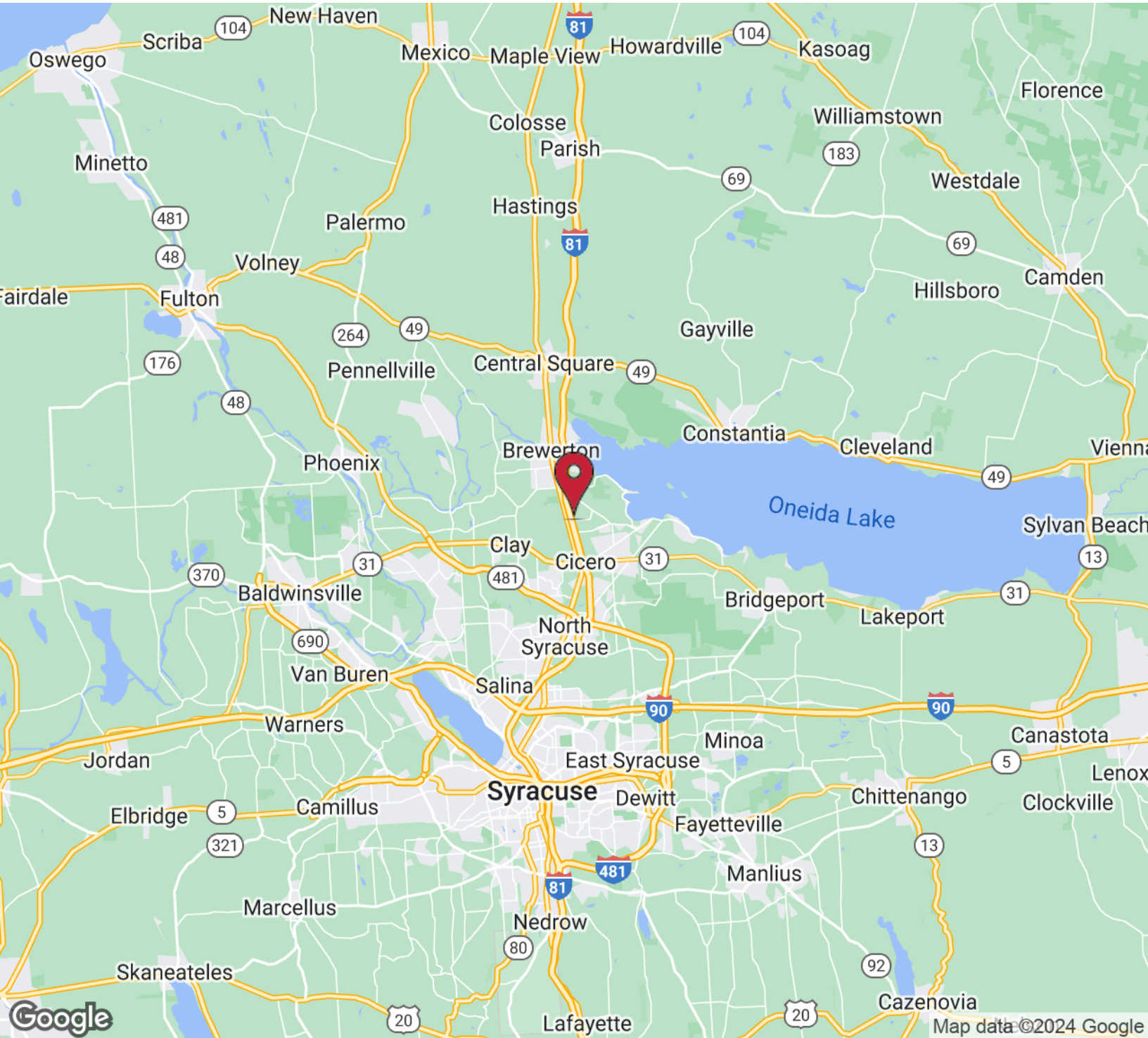
Map data ©2022 Imagery ©2022, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, New York GIS, USDA/FPAC/GEO

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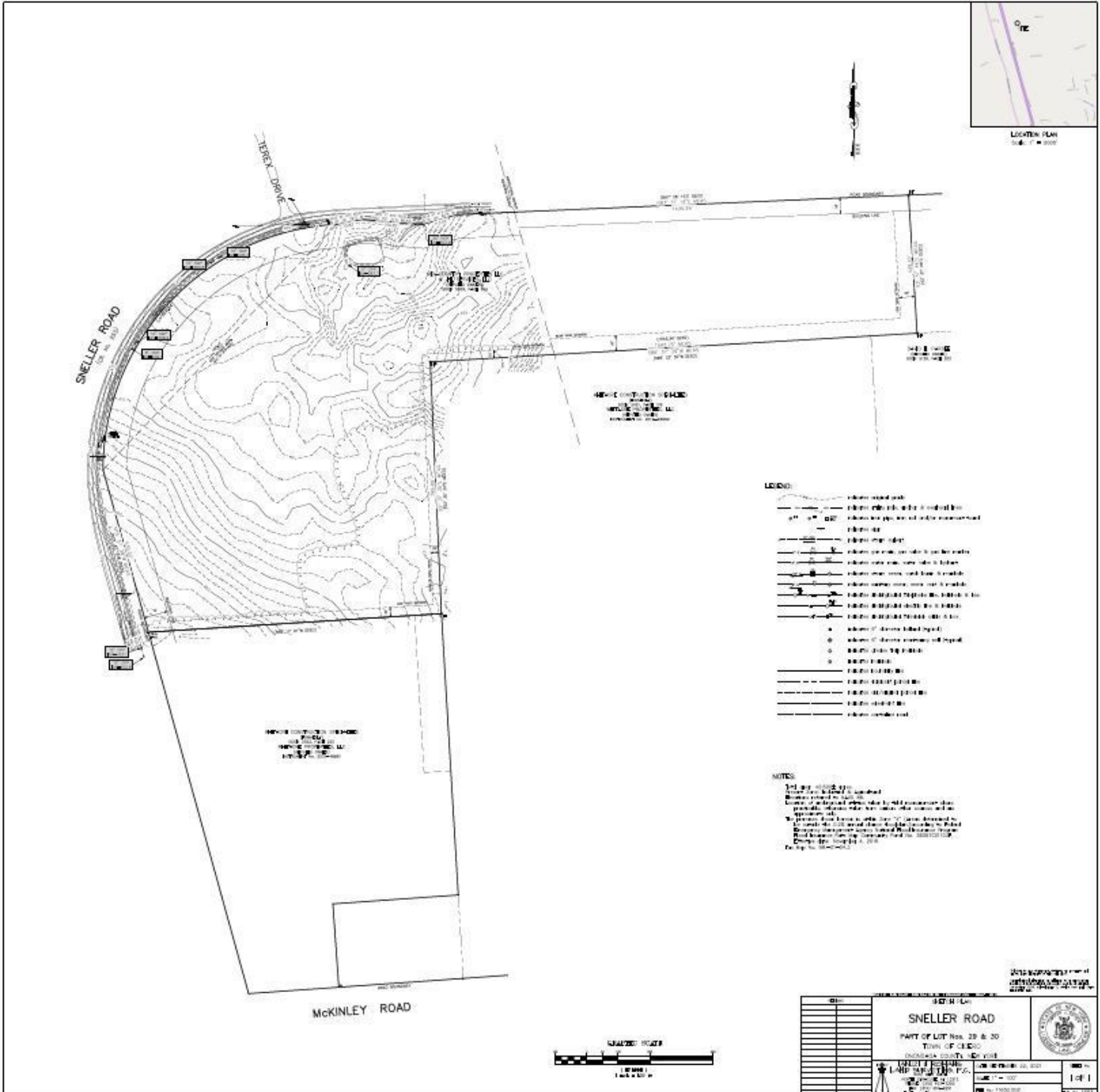
LOCATION MAP



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SURVEY



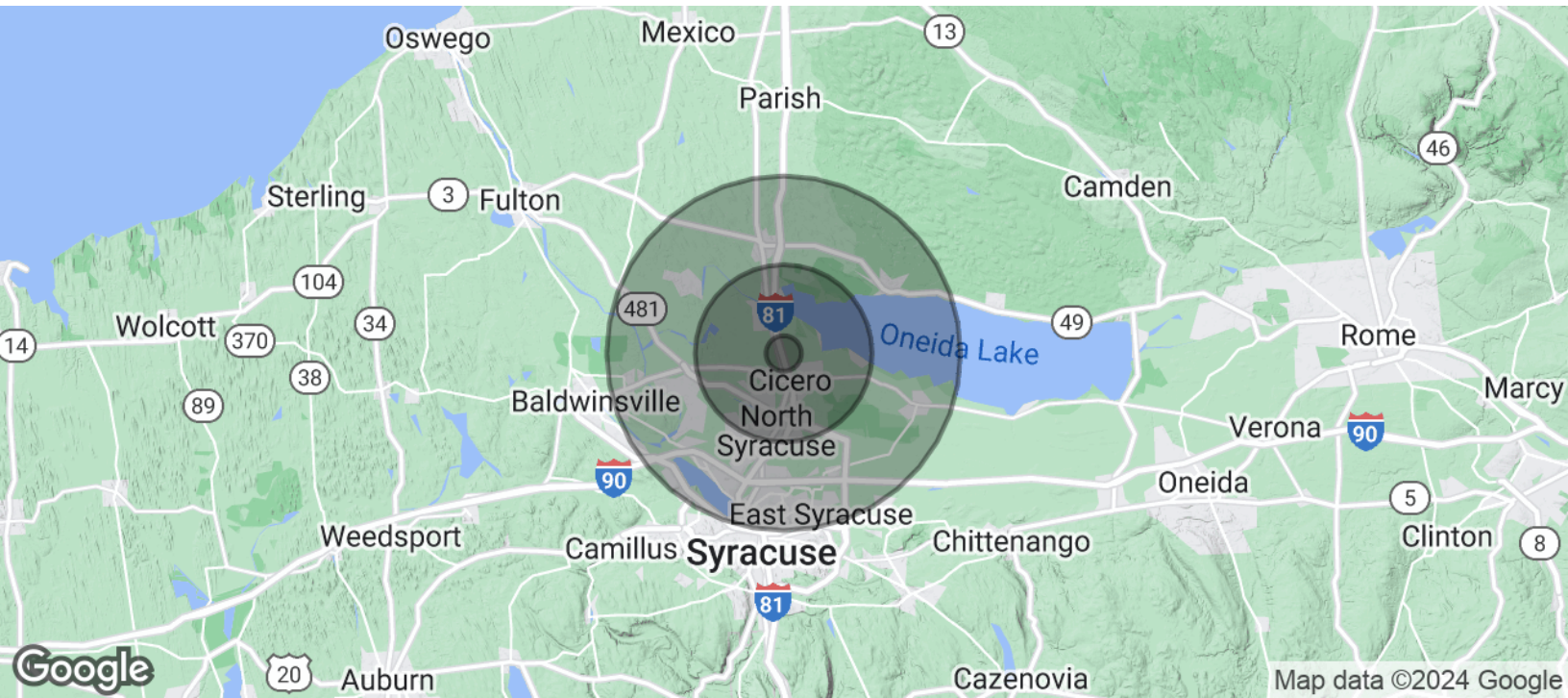
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§ 210-13. Industrial District.

- A. Statement of intent. The Industrial Use District is designed to provide for those uses characterized by high volumes of truck traffic and/or which have a tendency to be noisy or otherwise a nuisance if proximate to residential uses. Such uses are generally located on county, state or federal highways suitable for a high volume of truck traffic and are located away from residential concentrations.
- B. Site plan required. All uses allowed in the Industrial District are subject to site plan approval as set forth in this Code.
- C. Allowable uses. Only those uses set forth below are allowed in an Industrial District:
 - (1) Manufacturing.
 - (2) Warehousing and distribution facilities.
 - (3) Trucking terminals.
 - (4) Sales, service and/or repair of heavy equipment or machinery.
 - (5) Contractor's storage yard.
 - (6) Automotive repair and/or garage facilities.
 - (7) Public utility facilities.
 - (8) Public storage.
 - (9) Other industrial uses if the Planning Board finds that such proposed use meets the statement of intent and is of the same general character and intensity as those uses allowed.
- D. Prohibited uses. Particularly noxious or inherently dangerous uses, such as rendering plants, explosives manufacture and/or storage, bulk storage and/or sale of liquid or gaseous combustibles, et cetera, are specifically prohibited and may only be allowed in the Town in a Planned Unit Development District.
- E. Bulk regulations. The bulk regulations for the district are as set forth in Article V below.
- F. Supplemental regulations. Supplemental regulations, such as signage, parking, screening and the like, are set forth in Article VI below.

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,293	59,862	261,386
Average Age	37.3	39.0	38.6
Average Age (Male)	36.3	38.1	37.3
Average Age (Female)	37.6	39.9	39.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	866	22,977	107,126
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$75,819	\$73,842	\$60,626
Average House Value		\$139,349	\$125,148

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIO 1



JOSHUA W. PODKAMINER, SIOR, CCIM

Managing Member

jwp@jwpcommercial.com

Direct: 315.423.9390 | Cell: 315.415.6030

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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