



151 MIDLER PARK DRIVE SYRACUSE, NY 13206

INDUSTRIAL PROPERTY
TRIPLE NET LEASE
FULLY LEASED

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

Executive Summary
Investment Highlights
Floor Plan

FINANCIAL OVERVIEW

Financial Summary
Rent Roll
Tenant Summary

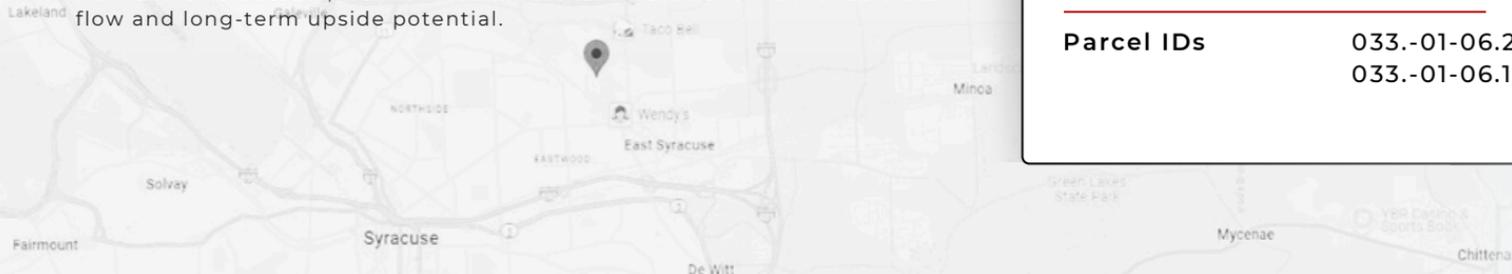
LOCATION OVERVIEW

About Syracuse, NY
Demographics
Map

EXECUTIVE SUMMARY

151 Midler Park Drive offers investors a rare opportunity to acquire a fully leased, income-producing industrial asset in one of Syracuse's most established distribution corridors. The 54,710-square-foot facility sits on 3.29 acres and is configured to support long-term tenant retention with functional industrial features including up to 16' clear height, eight dock-high doors, two drive-in doors, and 65 on-site parking spaces. The efficient building layout and adaptable footprint provide operational flexibility, reinforcing the property's durability as a stabilized industrial investment.

Strategically positioned just off Carrier Circle, the asset benefits from immediate access to I-90 (NYS Thruway) and I-81—Central New York's primary transportation arteries—placing it within minutes of Downtown Syracuse, Syracuse Hancock International Airport, and the region's expanding logistics and manufacturing base. This prime infill location, combined with strong regional connectivity and continued infrastructure investment, supports sustained tenant demand and positions 151 Midler Park Drive as a stable, well-located industrial investment with reliable cash flow and long-term upside potential.



THE OFFERING

Building SF	54,170 SF
Year Built/Reno	1960/2020
Lot Size (Acres)	3.29
Zoning Type	Industrial
Clear Height	14'-16'
Drive Ins/Docks	2/8
Parcel IDs	033.-01-06.2 033.-01-06.1

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INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Minutes away from downtown Syracuse and within 5 min of I-90 and I-481 access providing convenience for businesses and customers. This property maximizes same-day tasks and logistics, enhancing your business's operational capabilities.



Expansive Space: With a spacious 3.26-acre lot and a 54,170 SF industrial building, there's ample room for growth and expansion of your property portfolio in a city experiencing increased demand.



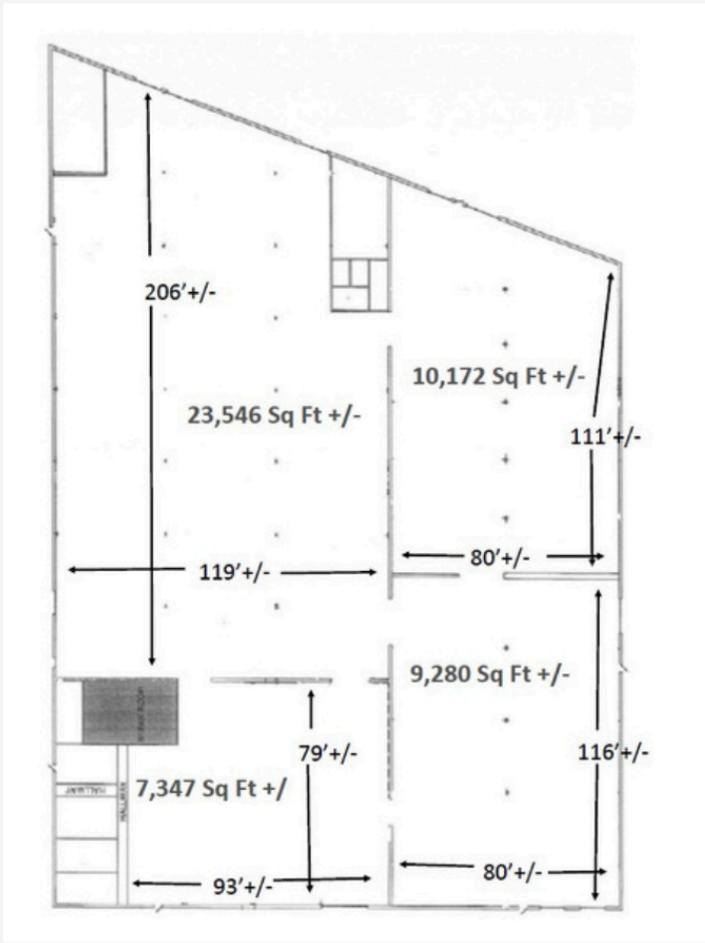
Industrial Infrastructure: The property boasts two drive-ins, eight dock doors, and offers a clear height of 14-16', perfectly suited for general industrial activities.



Zoning Advantage: Zoned for General Industrial use, this property provides a versatile space suitable for a range of industrial and commercial endeavors.



FLOOR PLAN



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$397,156	\$401,007	\$412,677	\$424,698	\$437,079	\$449,831
TAX & INS; MANGEMENT FEE	\$56,154	\$57,277	\$58,423	\$59,591	\$60,783	\$61,999
EFFECTIVE GROSS REVENUE	\$453,310	\$458,284	\$471,100	\$484,289	\$497,862	\$551,830
OPERATING EXPENSES						
PROPERTY TAX	\$44,342	\$45,228	\$46,133	\$47,056	\$47,997	\$48,957
INSURANCE	\$11,812	\$12,049	\$12,290	\$12,535	\$12,786	\$13,042
TOTAL OPERATING EXPENSES	\$56,154	\$57,277	\$58,423	\$59,591	\$60,783	\$61,999
NET OPERATING INCOME	\$397,156	\$401,007	\$412,677	\$424,698	\$437,079	\$449,831

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RENT ROLL

151 MIDLER PARK DR RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Custom Courier Solutions, Inc.	43,398	\$279,375	\$6.44	09/01/2024	08/31/2029
Space 2	Pepperidge Farm, Inc.	10,772	\$105,781	\$9.82	09/01/2020	11/30/2028
Space 3	Big 4 Tire Sales & Service	Parking	\$12,000			
TOTAL		54,170	\$397,156			



TENANT SUMMARY

Custom Courier Solutions, Inc.



Custom Courier Solutions, Inc. (CCS) is a logistics company based in Rochester, New York, founded in 2006. It specializes in same-day delivery, home delivery, final mile services, and e-commerce solutions.

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	09/01/2024
Lease Expiration	08/31/2029
Base Term Remaining	4 Years
Rental Increase	3% Annually

Pepperidge Farm, Inc.



Pepperidge Farm, founded in 1937, is a popular American bakery brand known for products like Goldfish crackers and Milano cookies. It was acquired by Campbell Soup Company in 1961. The company offers a variety of baked goods, including crackers, cookies, and breads. Pepperidge Farm is relocating its Connecticut headquarters to Camden, New Jersey, by 2025.

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	09/01/2020
Lease Expiration	11/30/2028
Base Term Remaining	9 Months
Options	Two (2) options to renew term for 3 years.
Rental Increase	3% Annually

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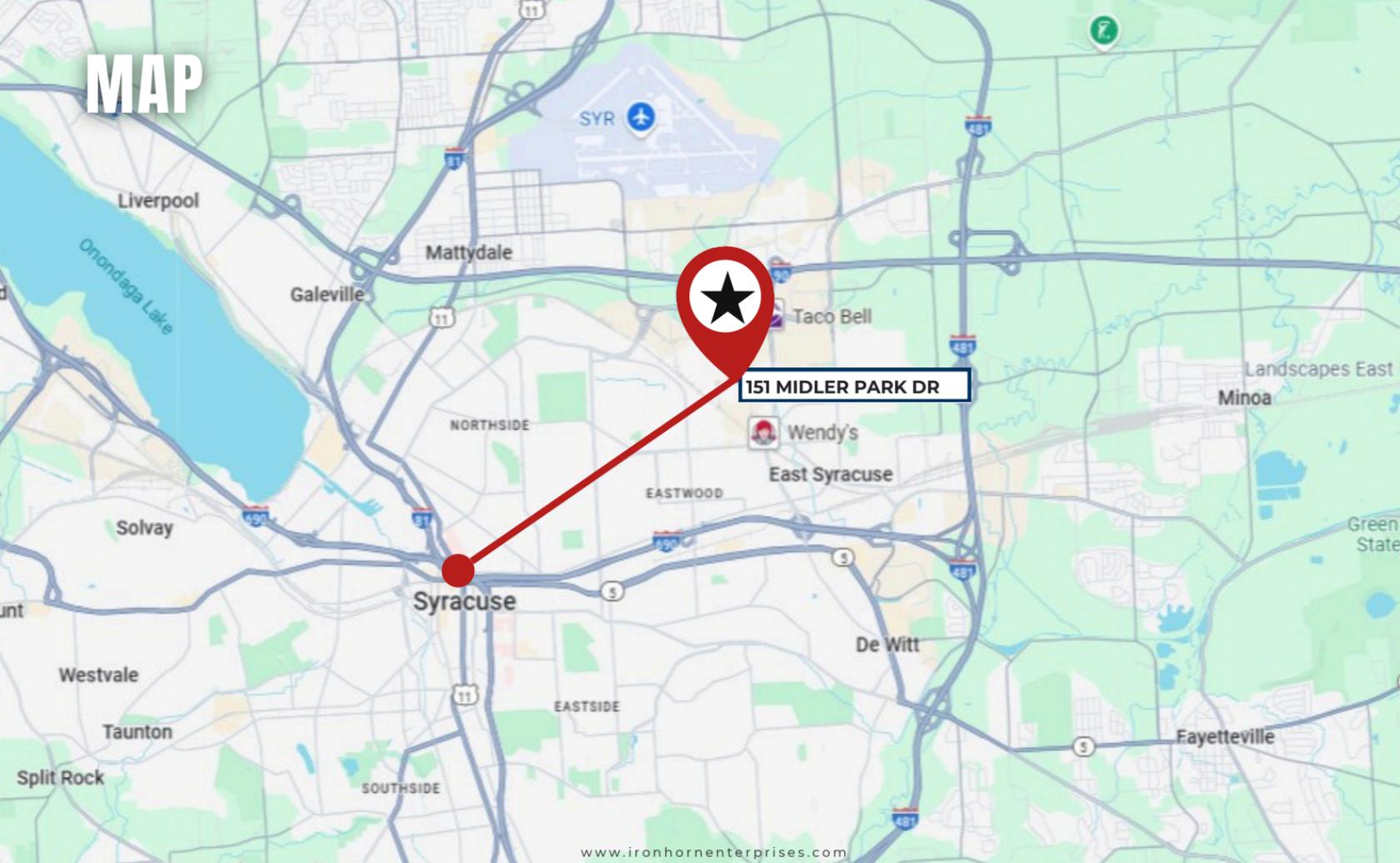
ABOUT SYRACUSE, NY

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.

The area has a diverse industrial base, including manufacturing, distribution, and technology sectors, with affordable land and competitive operating costs. This makes Syracuse an attractive option for companies seeking cost-effective space and a skilled labor force. With ongoing urban revitalization and a focus on infrastructure improvement, the industrial real estate market in Syracuse is poised for continued growth and investment opportunities.

POPULATION	1-MILE	3-MILE	5-MILE
2029 PROJECTION	8,040	84,051	196,323
2024 POPULATION	7,777	81,149	192,802
2020 CENSUS	7,571	78,983	188,547
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2029 PROJECTION	3,750	35,746	79,987
2024 HOUSEHOLDS	3,613	34,637	79,348
2020 CENSUS	3,511	33,684	77,538
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$65,175	\$64,264	\$69,037

MAP



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