

OFFERING MEMORANDUM

LIGHT MANUFACTURING BUILDING

185 Ainsley Drive, Syracuse, NY 13210



30,124 SF | 2.58 ACRES | SINGLE STORY | BUILT 1956 | APPROX. 200 SURFACE PARKING SPACES

FOR MORE INFORMATION:

BELLCORNERSTONE
Commercial Real Estate

Mark Bethmann
BellCornerstone
315.579.0045
mbethmann@bellcornerstone.com



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www.BellCornerstone.com

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Syracuse, NY 13210

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale or lease price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

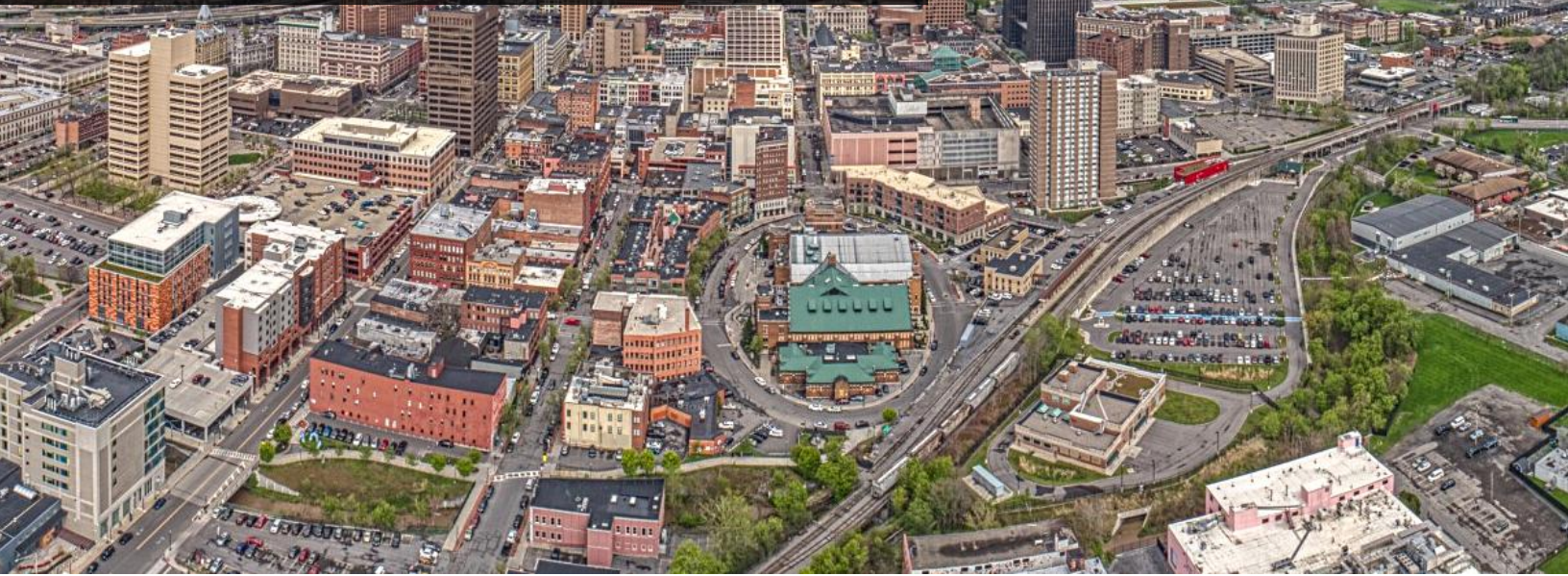
185 AINSLEY DRIVE

Syracuse, NY 13210

185 Ainsley Drive in Syracuse, NY, is a well-positioned light manufacturing property, totaling 30,124 square feet and situated on a 2.58-acre lot. Built in 1956, this property benefits from approximately 200-surface parking spaces, four (4) ext. docks, two (2) drive-ins and four (4) levelers. The property presents an exciting investment/owner-user opportunity with several noteworthy features providing flexibility to accommodate a wide range of industrial/manufacturing businesses.



MARKET OVERVIEW



Syracuse, New York

Syracuse is situated in the central part of New York state, approximately 250 miles northwest of New York City. It is the county seat of Onondaga County. Syracuse has a population of around 140,000 residents and is the fifth-most populous city in New York state. Syracuse has a rich history dating back to the early 19th century when it was a major transportation and industrial hub. It played a significant role in the salt industry during the 1800s, earning it the nickname "The Salt City." The city is home to several universities and colleges, including Syracuse University, which is renowned for its academics and sports programs. Syracuse's economy is diverse, with sectors such as education, healthcare, manufacturing, and service industries playing significant roles. The city has been working on revitalization efforts to attract new businesses and improve the local economy. Syracuse is well-connected by road, rail, and air. The Syracuse Hancock International Airport serves as the major airport for the region. Syracuse offers a mix of historical charm, cultural activities, and modern amenities, making it an attractive place to live, work, and visit in Upstate New York.



POPULATION

City: Syracuse

146,103

State: New York 19,084,000

	2 Mile	5 Mile	10 Mile
Population 2023	49,159	195,879	347,033
Total Households	18,233	77,447	141,327
Avg Household Size	2.4	2.3	2.3
Avg Household Income	\$58,765	\$66,446	\$79,183
Median Home Value	\$105,998	\$131,264	\$150,300

MEDIAN AGE

City: Syracuse

31.7 Years

State: New York 39 Years

AVERAGE HOUSEHOLD INCOME

City: Syracuse

\$61,890

State: New York \$111,583

ECONOMIC INDICATORS

2.9%

Syracuse
Unemployment Rate

3.4%

U.S.
Unemployment Rate

HOUSEHOLDS

City: Syracuse

56,384

State: New York 7,417,000



Average
Household Size

Population 22+ by Educational Attainment

Highest level of education among people aged 25 years and older as 80% more or less than New York at large.

Some High School, No Diploma	14%
High School Grad	23%
Some College, No Degree	26%
Associate's Degree	6%
Bachelor's Degree	16%
Advanced Degree	15%

LOCATION OVERVIEW

● HIGHWAY ACCESS

Interstate 81 (I-81) is a north-south interstate highway that passes through Syracuse, running from the Canadian border in the north to Tennessee in the south. It is a crucial transportation route for the city, connecting it to major cities like Watertown, Binghamton, and Scranton.

Interstate 90 (I-90) is a major east-west highway that passes just north of Syracuse. Also known as the New York State Thruway, it is one of the longest toll roads in the United States and connects Syracuse to Buffalo in the west and Albany in the east.

Interstate 690 (I-690) is a short interstate spur that runs through the heart of Syracuse. It connects I-81 to the western suburbs and provides access to downtown Syracuse.

Interstate 481 (I-481) is a beltway that encircles the eastern and northern suburbs of Syracuse, connecting with both I-81 and I-90. It provides an alternative route for bypassing the city center.

These highways, along with various local roads and thoroughfares, form a well-developed transportation network that allows for convenient access in and around Syracuse, NY.

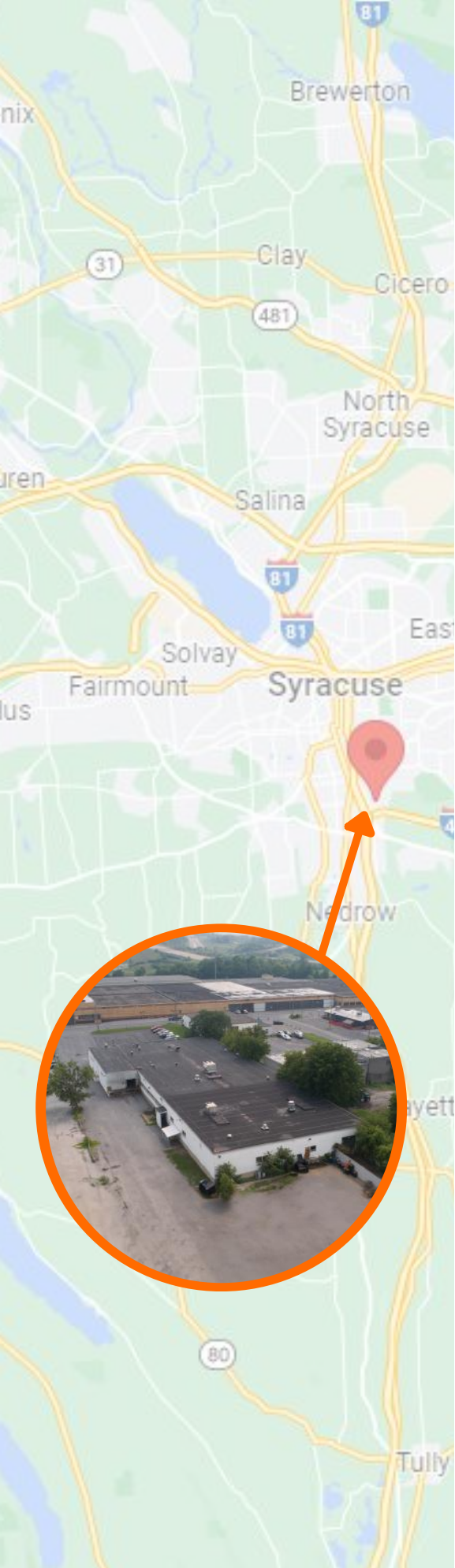
● PROXIMITY

Syracuse Hancock International Airport (SYR) is located just a few miles north of downtown Syracuse, and is the primary commercial airport serving the region. SYR is the main gateway for travelers flying in and out of Syracuse.

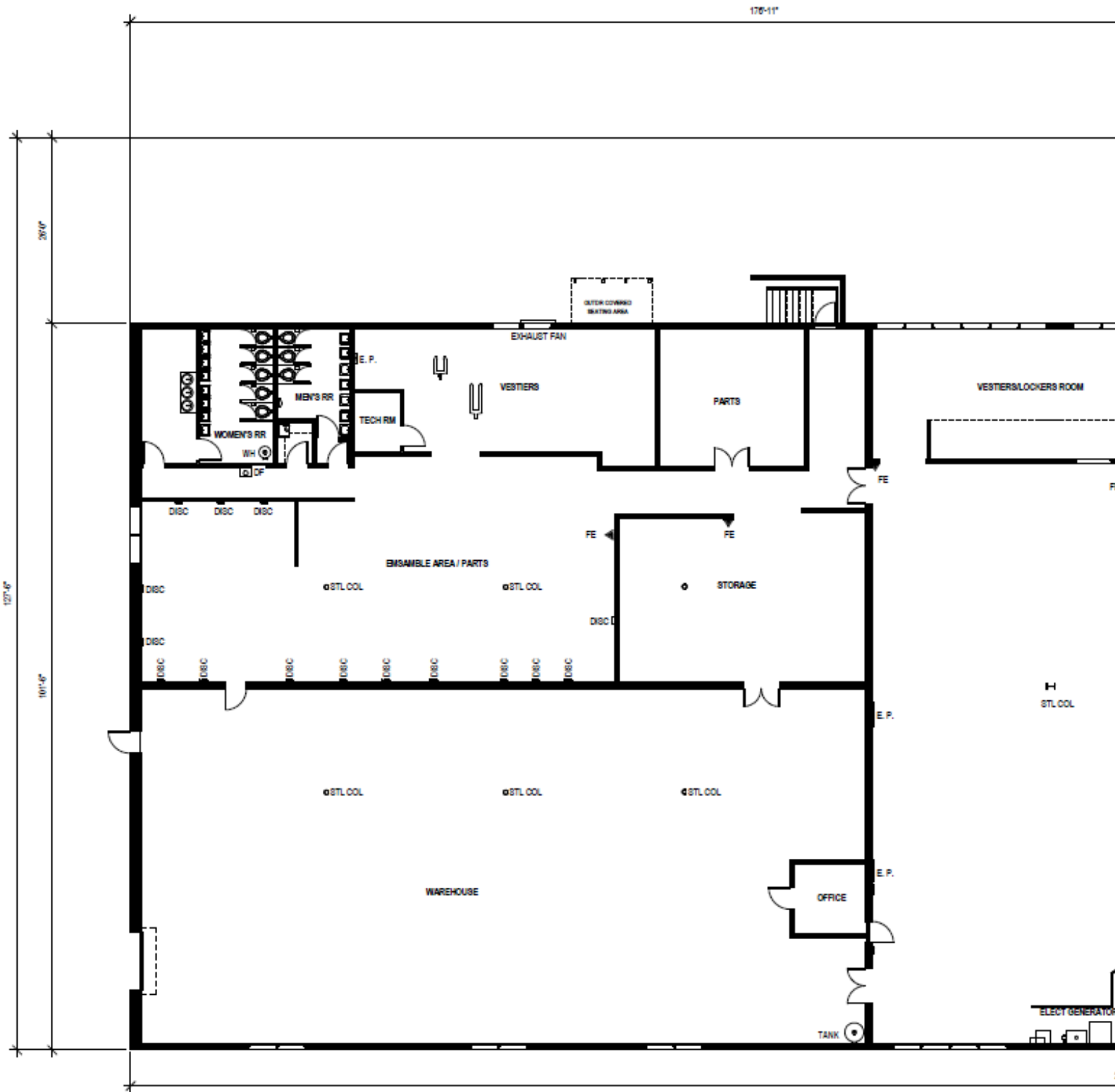
Greater Rochester International Airport (ROC) serves as a regional airport option for travelers in the Syracuse area. It is situated approximately 90 miles west of Syracuse and offers a broader selection of domestic and international flights.

Ithaca Tompkins Regional Airport is about 60 miles south of Syracuse, providing additional options for travelers in the region. While smaller than Syracuse Hancock International Airport, it offers flights to major hubs like Philadelphia and Detroit.

These airports provide convenient travel options for both business and leisure travelers in and around Syracuse, NY.



SPACE PLAN



SITE OVERVIEW

SITE

Property Type:	Industrial/Manufacturing
Building Class:	Class C
Year Built:	1956
Total SF:	30,124
Total Acreage:	2.58
Parking:	200 Surface
Docks:	4 ext.
Drive Ins:	2 tot./10' w x 14' h
Levelers:	4 ext.
Construction:	Masonry
Ceiling Height	9' clear to main HVAC trunk line, Single-story 14' to underside of roof deck
Total Power:	1200 AMP, 480/277, 3 Phase
Roof:	Rubber membrane, replaced early 2000's
Sprinkler:	Building is not sprinklered
HVAC (# and Age):	RTU 1 - 2004 RTU 2 - 2008 Furnace (5) - 1999, 1998, 1987, 2001, 2011 Condensing Unit (5) - 1999, 2001, 1999, 1989, 2001 AHU (2) - Inconclusive, 2001

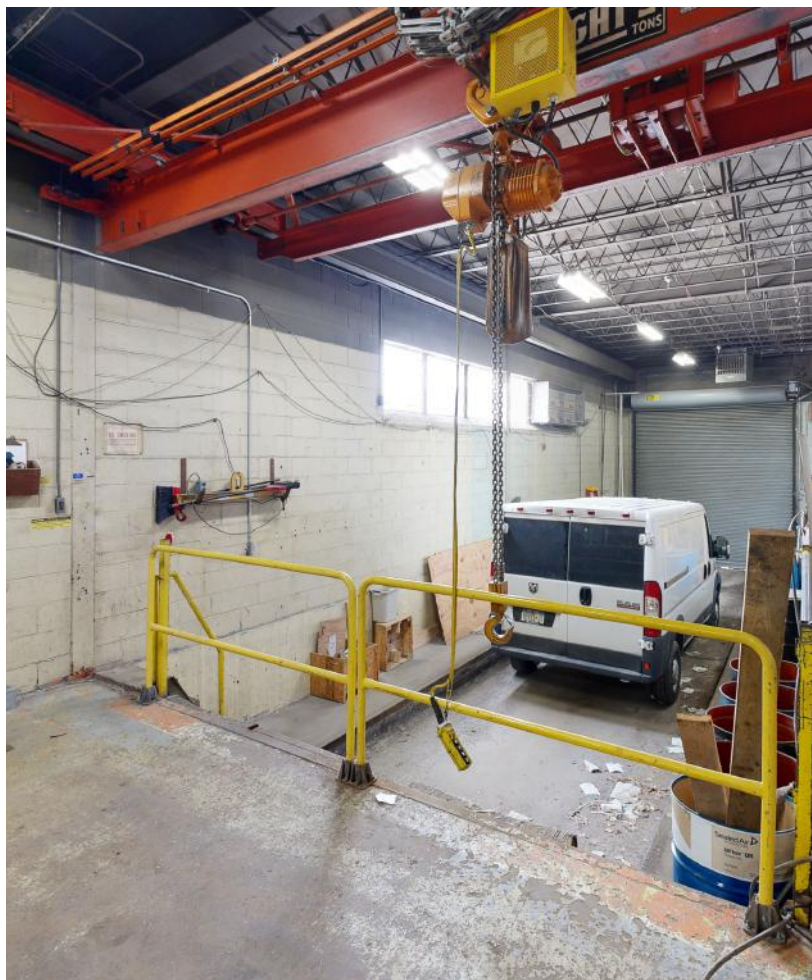


PICTURES











ENCLOSURE TYPE
TIPO DE GABINETE
TYPE D'ARMOIRE 1

VOLTS 480/277

MAXIMUM SUPPLY RATING
VALOR NOMINAL MÁXIMO
DE LA ALIMENTACIÓN
ALIMENTATION
NOMINALE MAXIMALE 1200

HERTZ 60

MAXIMUM SECTION RATING
VALOR NOMINAL MÁXIMO
DE LA SECCIÓN
VALEUR NOMINALE
MAXIMALE DE LA SECTION 1200

AMPERES 3 4 W/H/T

SYSTEM
SISTEMA
SYSTEME 3 4 W/H/T

SHORT CIRCUIT CURRENT RATINGS - SEE LABEL INSIDE
FOR ALTERNATE SUPPLY RATINGS - SEE WIRING DIAGRAM
CORRIENTE NOMINAL DE CORTOCIRCUITO - CONSULTE EL DIAGRAMA
DEL INTERIOR PARA CONOCER OTROS VALORES NOMINALES
DE LA ALIMENTACIÓN - CONSULTE EL DIAGRAMA DE ALAMBRADO
COURANT NOMINAL DE COURT-CIRCUIT - VOIR L'ÉTIQUETTE À L'INTÉRIEUR POUR
D'AUTRES VALEURS NOMINALES D'ALIMENTATION - VOIR LE SCHEMA DE CÂBLAGE

PLANT CODE
CODIGO DE LA PLANTA
CODE D'USINE 225247-001

CATALOG OR DRAWING NO.
NO. DE CATALOGO O DIBUJO
NR DE CATALOGUE OU DESSIN

80258-133-03 **SQUARE D** **REV. C**

POWER STYLE® SWITCHBOARD
TABlero DE DISTRIBUCION TIPO
AUTOSOPORTADO POWERSTYLE
PANNEAU DE COMMUTATION POWERSTYLE



No. / N° 1 of 2

UL LISTED

DEADFROnt SWITCHBOARD SECTION
SECCIÓN DEL TABLERO DE DISTRIBUCION CON FRENTE MUERTO
SECTION DU PANNEAU DE COMMUTATION A ECRAN MORT

SUITABLE FOR USE AS SERVICE EQUIPMENT WHEN NOT MORE THAN SIX MAIN DISCONNECTING MEANS ARE PROVIDED.
ADECUADO PARA UTILIZARSE COMO EQUIPO DE ACORDADA CUANDO SE HA PROPORCIONADO UN MAXIMO DE SEIS DISPOSITIVOS DE DESCONECION PRINCIPAL.
CONVENIENT COMME APPAREIL DE SERVICE LORSQUE PAS PLUS DE SIX MOYENS DE DECONNEXION SONT FOURNIS.

80258-511-04 **SQUARE D** **REV.**

Assembled in USA
Ensamblado en EUA
Assemblé aux E.-U.
 80258-957-01 **REV.**



⚠ DANGER / PELIGRO

HAZARD OF ELECTRIC SHOCK, EXPLOSION, OR ARC FLASH

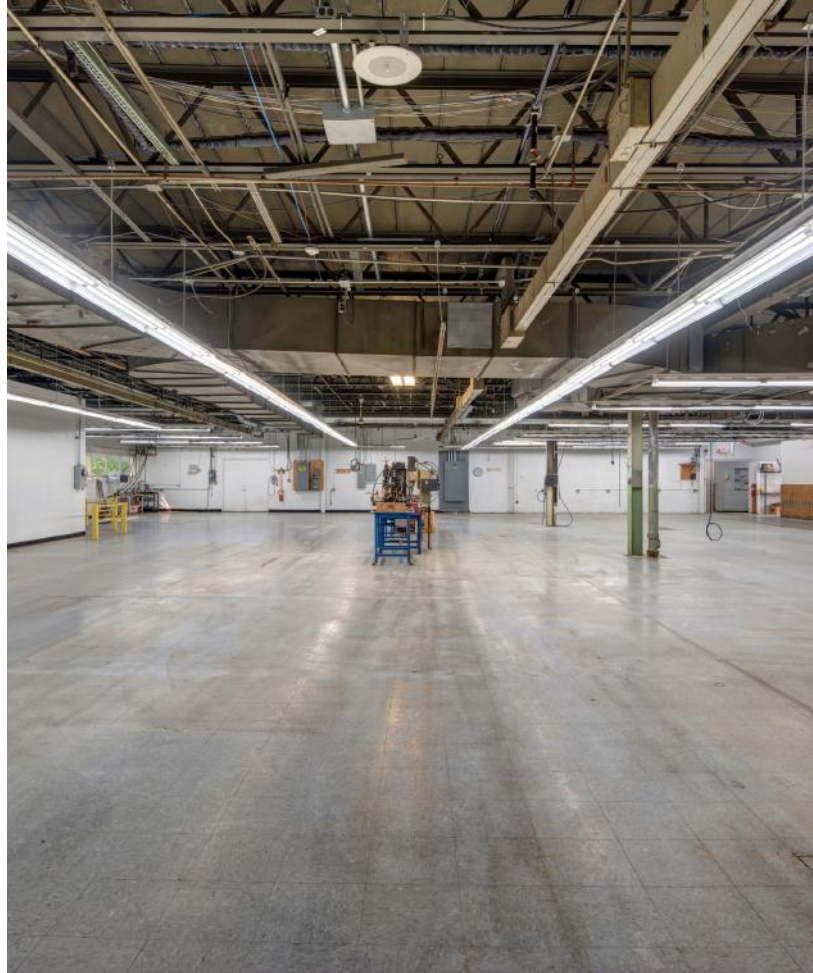
- Apply appropriate personal protective equipment (PPE) and follow safe electrical work practices. See NFPA 70E.
- This equipment must be installed and serviced only by qualified electrical personnel.
- Turn off all power supplying this equipment before working on it.

PELIGRO DE DESCARGA ELÉCTRICA, EXPLOSION O DESTELLO POR ARQUEO

- Utilice equipo de protección personal (EPP) apropiado y siga las prácticas de seguridad eléctrica establecidas por su Compañía, consulte la norma 70E de NFPA.
- Solamente el personal eléctrico especializado deberá instalar y prestar servicio de mantenimiento a este equipo.

RISQUE D'ÉLECTROCUTION, D'ÉXPLOSION OU D'ÉCLAIR D'ARC

- Portez un équipement de protection personnel (EPP) approprié et observez les méthodes de travail électrique sécuritaire. Voir NFPA 70E.
- L'installation et l'entretien de cet appareil ne doivent être effectués que par du personnel qualifié.



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Buildings. *FAST.***

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