



**6741 OLD COLLAMER RD
EAST SYRACUSE, NY 13057**

INDUSTRIAL PROPERTY
OWNER USER



Ryan Jenkins
VP of Investment Sales
rjenkins@ironhornEnterprises.com

OFFERING MEMORANDUM

TABLE OF CONTENTS

EXCLUSIVELY PRESENTED BY



Ryan Jenkins

VP of Investment Sales

📞 631-833-5152

✉️ Rjenkins@ironhornenterprises.com



Ironhorn Enterprises

📞 315-214-8406

🌐 www.ironhornenterprises.com

📍 5912 N Burdick St,
East Syracuse, NY 13057

PROPERTY OVERVIEW

Executive Summary
Investment Highlights
Floor Plan

FINANCIAL OVERVIEW

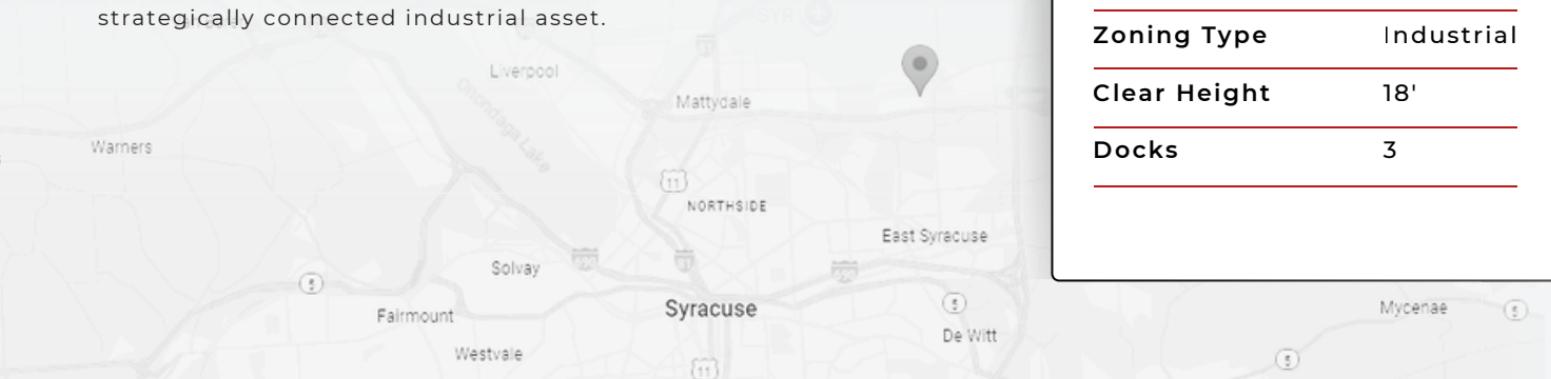
Financial Summary
Rent Roll
Tenant Summary

LOCATION OVERVIEW

About Syracuse, NY
Demographics
Map

EXECUTIVE SUMMARY

6741 Old Collamer Rd in East Syracuse, NY offers a well-positioned 22,000 SF single-story industrial/flex facility on 1.57 acres, featuring 18-foot clear heights, three exterior loading docks, and an efficient open floor plan suitable for a wide range of production, warehousing, or distribution uses.. Ideally located just off Carrier Circle with immediate access to I-90, I-481, and major regional transportation routes, the site provides exceptional connectivity to Syracuse Hancock International Airport, Downtown Syracuse, and Central New York's strongest industrial labor and logistics networks—making it a compelling opportunity for users seeking a high-functioning, strategically connected industrial asset.



THE OFFERING

Building SF	22,000 SF
Year Built	1978
Lot Size (Acres)	1.57
Parcel ID	024.-05-13.1
Zoning Type	Industrial
Clear Height	18'
Docks	3

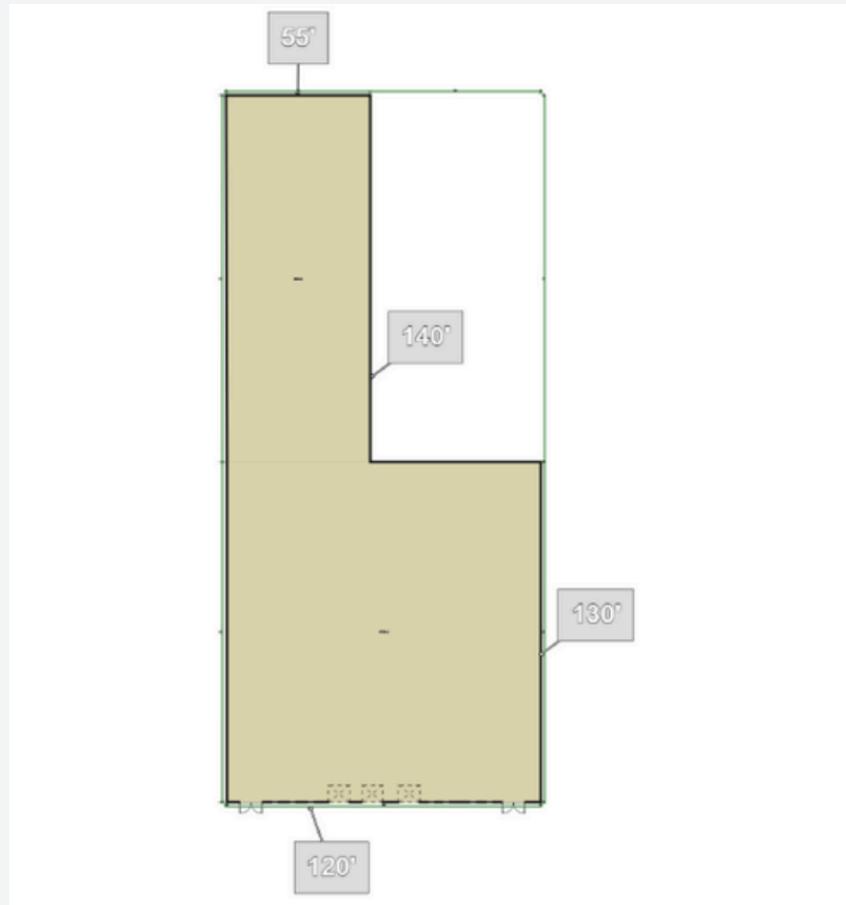
Ryan Jenkins
VP of Investment Sales
rjenkins@ironhornenterprises.com

INVESTMENT HIGHLIGHTS

- Prime Location & Accessibility:** Just off Carrier Circle with immediate access to I-90 and I-481, the site provides exceptional regional connectivity to Syracuse Hancock International Airport, Downtown Syracuse, and major logistics corridors.
- Expansive Space:** A single-story 22,000 SF floor plate on 1.57 acres delivers efficient, easily adaptable space for a variety of industrial and flex users.
- Strategic Features:** Thirty on-site parking spaces, strong visibility, and ample on-site circulation enhance operational convenience for single-tenant occupancy.
- Industrial Infrastructure:** The building offers 18-foot clear heights, durable masonry construction, and three exterior loading docks, supporting robust industrial functionality.
- Zoning Advantage:** Zoned 06, the property supports a wide range of industrial and commercial uses, offering flexibility for production, warehousing, and distribution operations.



FLOOR PLAN



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$99,000	\$100,650	\$100,980	\$100,980	\$100,980	\$100,980
TAX & INS; MANGEMENT FEE	\$26,302	\$26,828	\$27,364	\$27,911	\$28,470	\$29,039
EFFECTIVE GROSS REVENUE	\$125,302	\$127,478	\$128,344	\$128,891	\$129,450	\$130,019
OPERATING EXPENSES						
PROPERTY TAX	\$18,602	\$18,974	\$19,353	\$19,740	\$20,135	\$20,538
INSURANCE	\$7,700	\$7,854	\$8,011	\$8,171	\$8,335	\$8,501
TOTAL OPERATING EXPENSES	\$26,302	\$26,828	\$27,364	\$27,911	\$28,470	\$29,039
NET OPERATING INCOME	\$99,000	\$100,650	\$100,980	\$100,980	\$100,980	\$100,980

Ryan Jenkins
 VP of Investment Sales
 rjenkins@ironhornenterprises.com

RENT ROLL

6741 OLD COLLAMER RD RENT ROLL

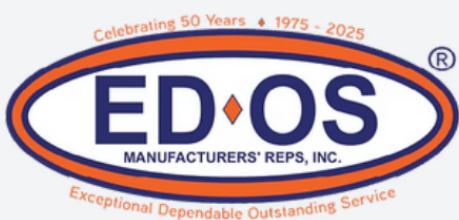
UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	ED OS Manufacturers Reps	22,000	\$99,000	4.50	03/01/2021	02/28/2026
Two (2) five (5) year renewal options including 2% increases upon renewal						
TOTAL		22,000	\$99,000			



TENANT SUMMARY

ED OS Manufacturers Reps

EDOS Manufacturers' Reps, represents leading plumbing and heating manufacturers across Upstate NY and New England, providing sales, expert training (including NATE/Nora CEUs), and support for wholesalers, contractors, and showrooms. Since 1975, their specialized divisions and knowledgeable, high-integrity reps have delivered trusted service.



LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	03/01/2021
Lease Expiration	02/28/2026
Base Term Remaining	1 years
Options	Extension Term
Rental Increase	Rent Schedule

Ryan Jenkins
VP of Investment Sales
rjenkins@ironhornenterprises.com

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	142	62,523	171,798
2024 ESTIMATE	146	64,472	176,063
2020 CENSUS	151	67,942	180,930
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2029 PROJECTION	58	27,064	72,523
2024 ESTIMATE	60	27,952	74,345
2020 CENSUS	62	29,470	75,586
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	68,566	69,706	69,447

MAP

Bayberry

North
Syracuse

481

690

90

Liverpool

SYR 

Mattydale

NORTHSIDE

East Syracuse

5

690

Fairmount

Westvale

Syracuse

5

5

Fayetteville

02

Manlius

Cicero Swamp Wildlife Management Area

Onondaga Hill

6741 OLD COLLAMER RD | EAST SYRACUSE, NY 13057

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY



Ryan Jenkins

VP of Investment Sales

📞 631-833-5152

✉️ rjenkins@ironhornEnterprises.com



Ironhorn Enterprises

📞 315-214-8406

🌐 www.ironhornEnterprises.com

📍 5912 N Burdick St,
East Syracuse, NY 13057

CONFIDENTIALITY AGREEMENT & DISCLAIMER

CONFIDENTIALITY STATEMENT The information contained in the following offering memorandum is proprietary and strictly confidential to IRONHORN ENTERPRISES. It is intended to be reviewed only by the intended recipient from IRONHORN ENTERPRISES and it should not be made available to any other person or entity without the explicit written consent of IRONHORN ENTERPRISES. By taking possession of and reviewing the information contained herein, the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to IRONHORN ENTERPRISES at 5857 Fisher Rd, Syracuse, NY 13057. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers in order to establish a preliminary level of interest in the subject property. The information contained herein is not intended as a substitute for due diligence by the recipient or any interested party in the subject property. IRONHORN ENTERPRISES has not made any investigation, makes no warranty or representation with respect to the income and expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, capital improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources that are believed to be reliable; however, IRONHORN ENTERPRISES has not verified, and will not verify nor has any duty to verify for the recipient, any of the information contained herein, nor has IRONHORN ENTERPRISES conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE IRONHORN ENTERPRISES LISTED AGENT FOR MORE