

838 ERIE BLVD WEST

INDUSTRIAL PROPERTY FOR SALE

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COMMERCIAL

JOSHUA W. PODKAMINER, SIOR, CCIM
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FOR SALE | 838 ERIE BLVD WEST

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|-------------------------------------|
| Sale Price: | \$1,275,000 |
| Lease Rate: | N/A |
| Building Size: | 27,958 SF |
| Available SF: | |
| Lot Size: | 1.23 Acres |
| Price / SF: | \$45.60 |
| Year Built: | 1940 |
| Zoning: | City of Syracuse - Light Industrial |
| Market: | Industrial |
| Submarket: | Flex |

PROPERTY OVERVIEW

27,958 SF of industrial flex space. This building can be a great option for retail, warehouse and industrial office space. Previously occupied by Clean All.

PROPERTY HIGHLIGHTS

- Central Location
- Easy Interstate 690 Access
- Light Industrial Zoning
- Showroom, Production, and Warehousing Space

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FOR SALE | 838 ERIE BLVD WEST
FLOOR PLAN #1



383 Erie Blvd W

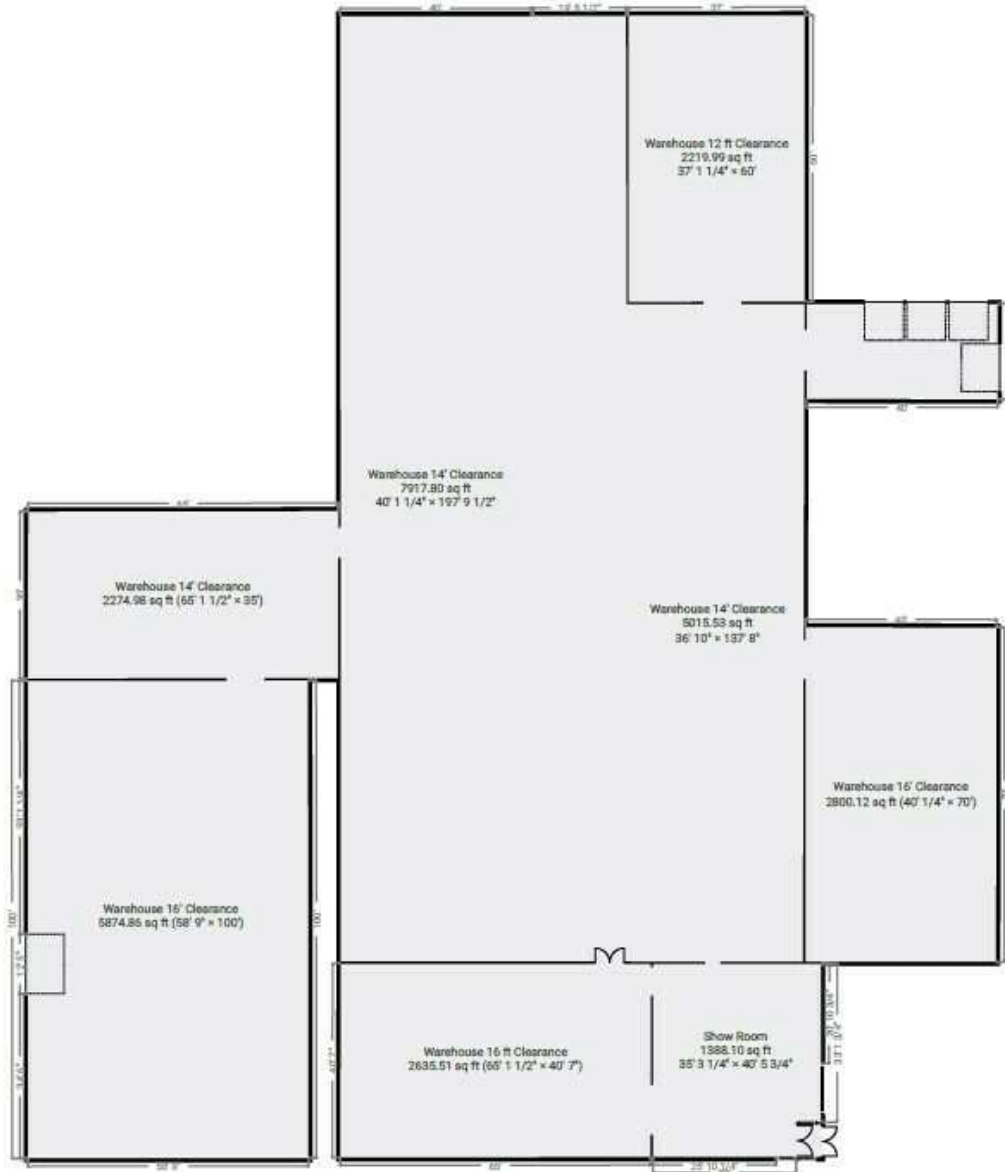
838 Erie Boulevard West, 13204 Syracuse, New York, US

TOTAL AREA: 36110.52 sq ft • LIVING AREA: 36110.52 sq ft • FLOORS: 1 • ROOMS: 11



▼ **Ground Floor**

TOTAL AREA: 36110.52 sq ft • LIVING AREA: 36110.52 sq ft • ROOMS: 11



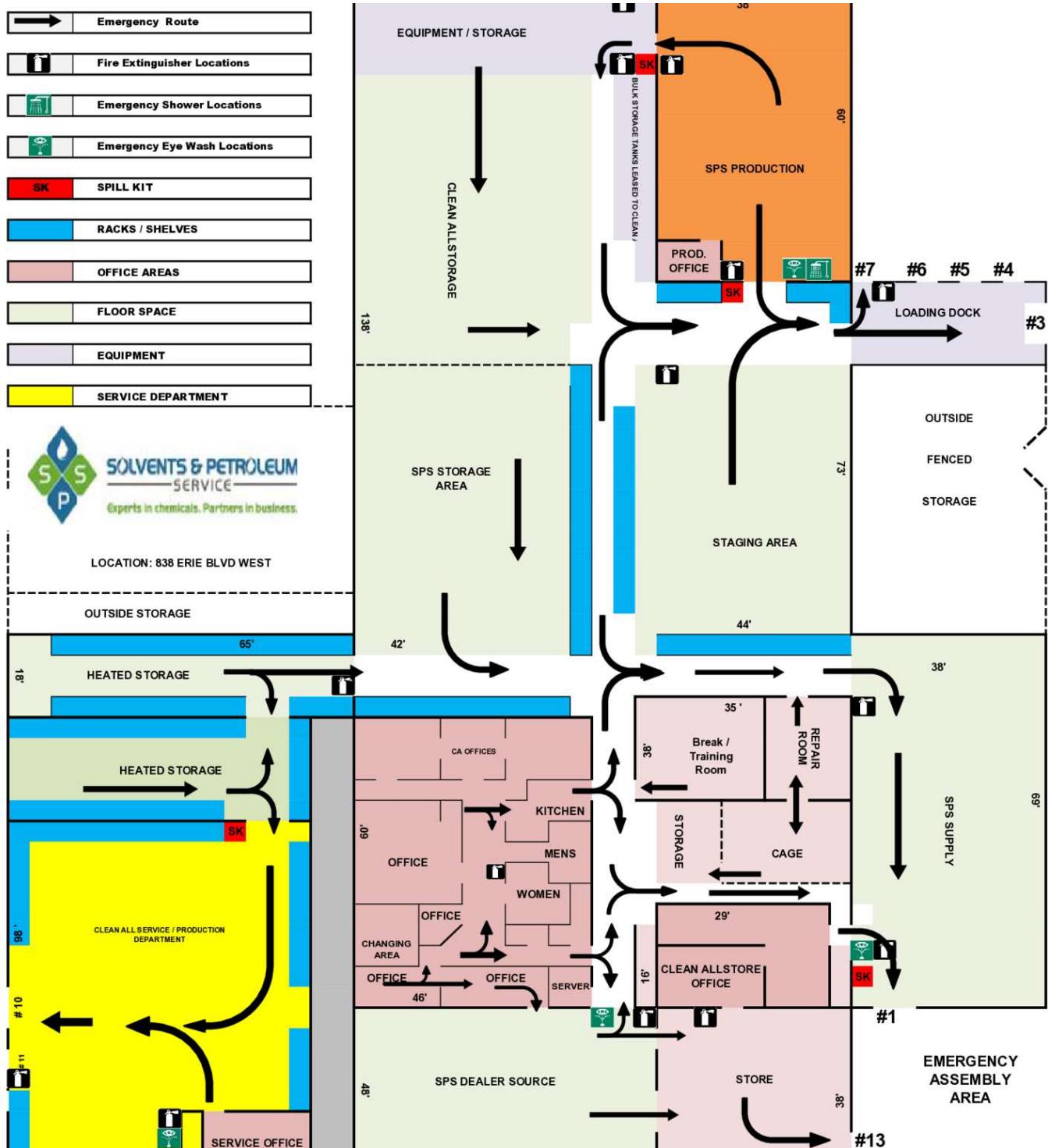
THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0' 16' 32' 48' 1:362

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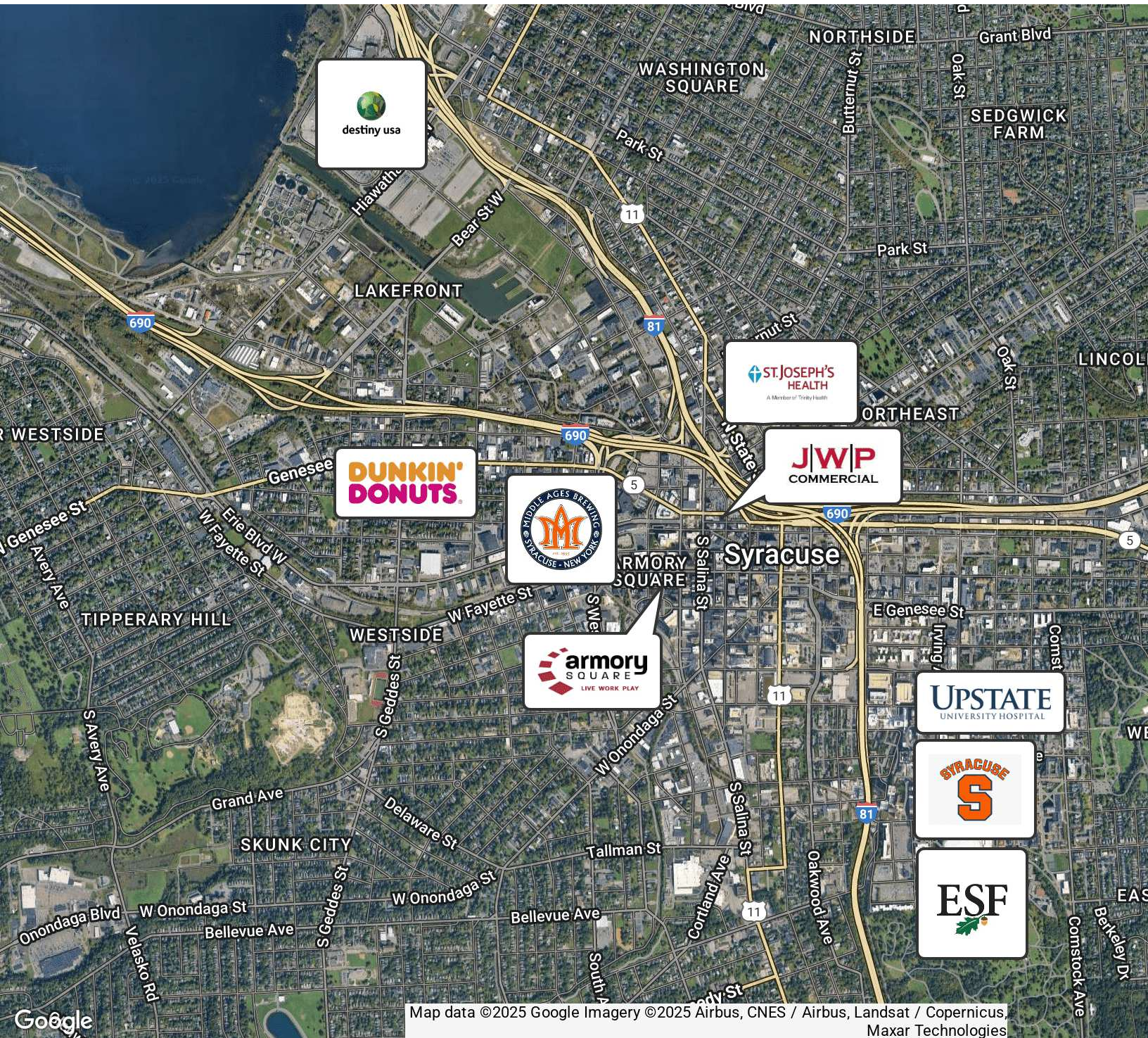
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FLOOR PLAN #2



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RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

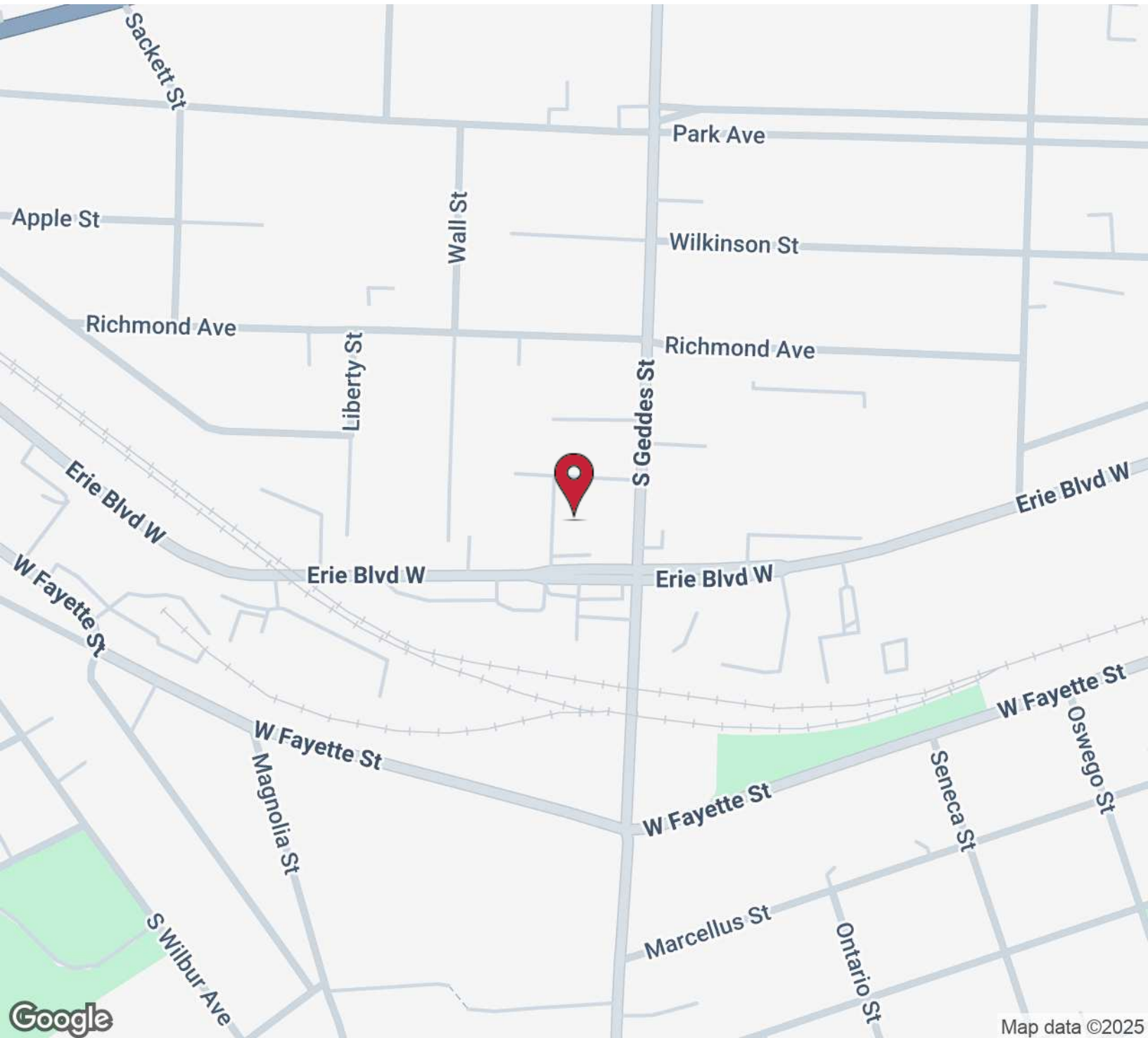
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LOCATION MAP

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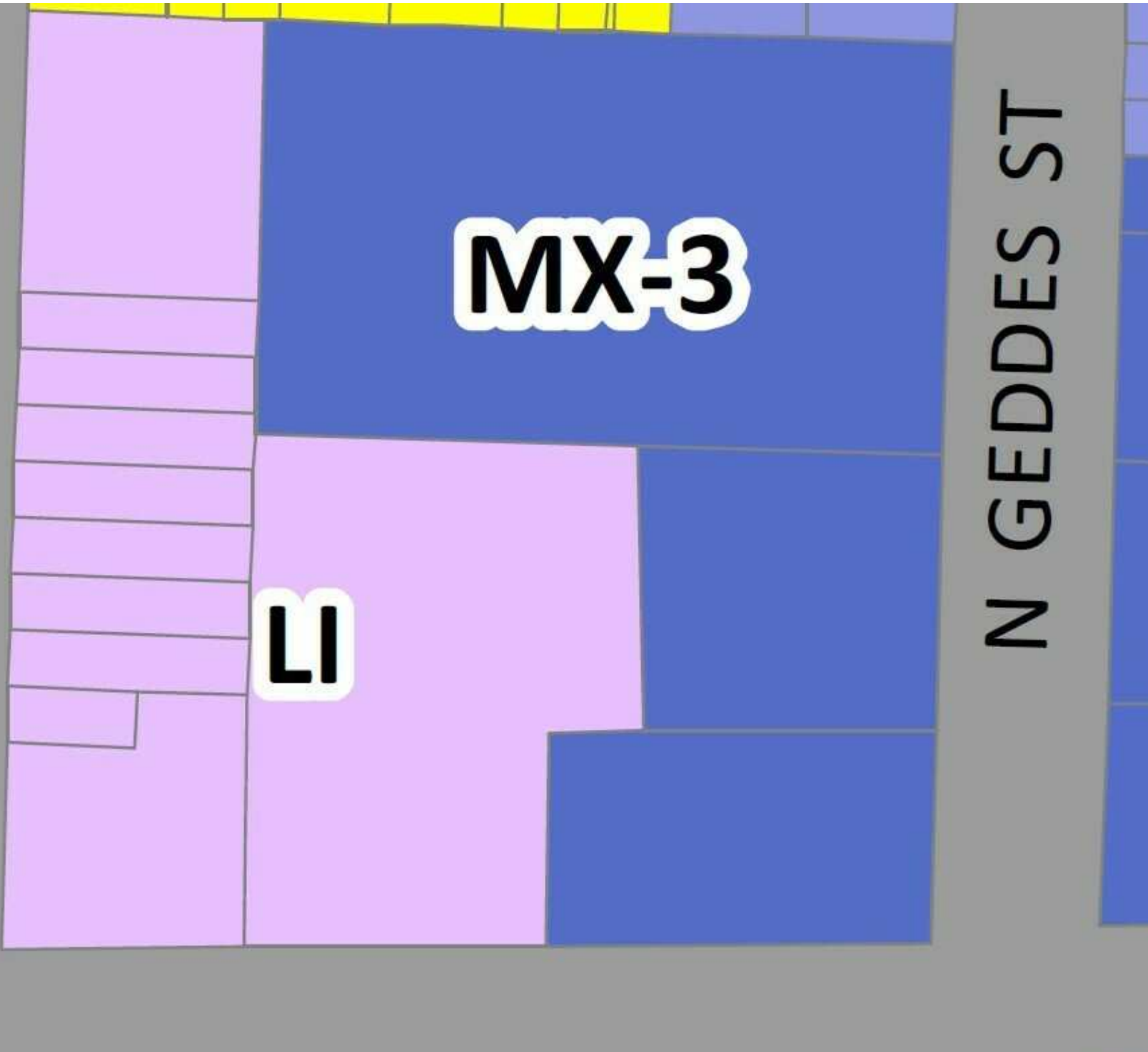


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FOR SALE | 838 ERIE BLVD WEST
ZONING MAP

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FOR SALE | 838 ERIE BLVD WEST
TAX MAP

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DEMOGRAPHICS MAP & REPORT

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 12,611 | 89,261 | 150,661 |
| # of Persons per HH | 2.4 | 2.4 | 2.4 |
| Average HH Income | \$45,718 | \$74,804 | \$91,635 |
| Average House Value | \$202,408 | \$204,165 | \$225,191 |

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JOSHUA W. PODKAMINER, SIOR, CCIM

Managing Member

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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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