



4223 JAMES ST EAST SYRACUSE, NY 13057

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,
East Syracuse, NY 13057



PROPERTY OVERVIEW

Executive Summary
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Floor Plan

FINANCIAL OVERVIEW

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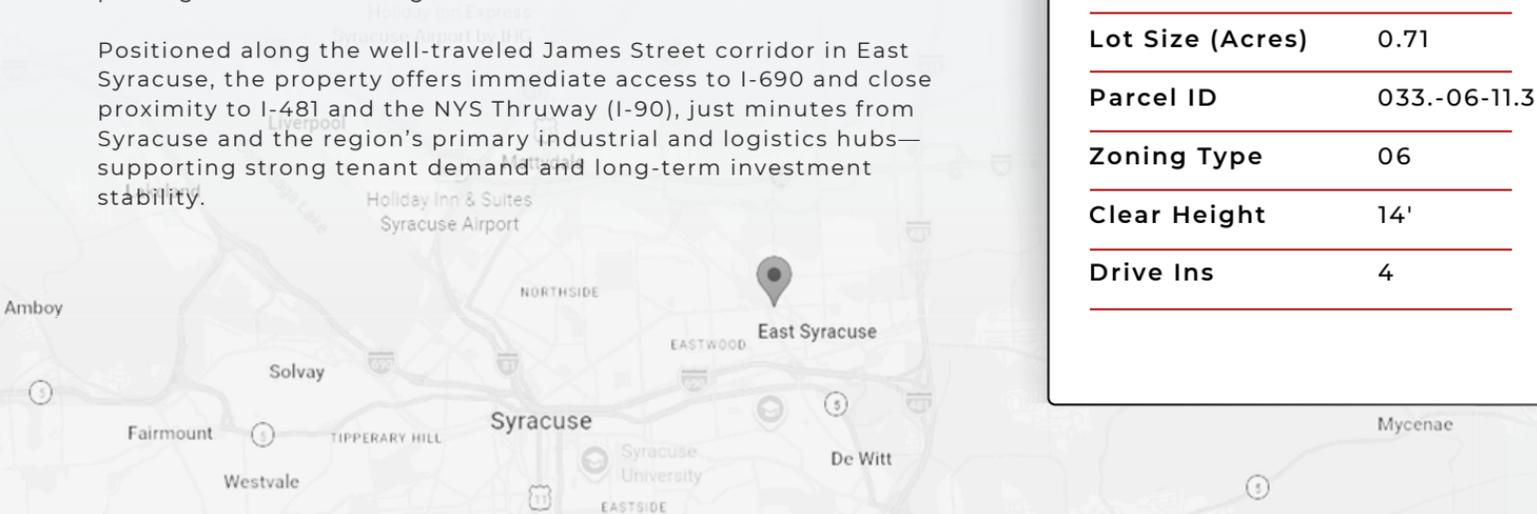
LOCATION OVERVIEW

About East Syracuse, NY
Demographics
Map

EXECUTIVE SUMMARY

4223 James Street in East Syracuse is a fully leased, income-producing industrial property offering 6,250 square feet on 0.71 acres. Built in 1984, the building features 14' clear heights and four drive-in doors, providing efficient access and flexibility for service, light industrial, or contractor operations, along with on-site space for parking or outdoor storage.

Positioned along the well-traveled James Street corridor in East Syracuse, the property offers immediate access to I-690 and close proximity to I-481 and the NYS Thruway (I-90), just minutes from Syracuse and the region's primary industrial and logistics hubs—supporting strong tenant demand and long-term investment stability.



THE OFFERING

Building SF	6,250
Year Built	1984
Lot Size (Acres)	0.71
Parcel ID	033.-06-11.3
Zoning Type	06
Clear Height	14'
Drive Ins	4

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INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Strategically positioned in East Syracuse along the James Street corridor with immediate access to I-690 and proximity to I-481 and I-90, providing seamless connectivity to Syracuse, Carrier Circle, and the greater Central New York market.



Expansive Space: Situated on 0.71 acres, the site offers valuable yard area for fleet parking, outdoor storage, or operational circulation—an increasingly scarce feature in infill industrial locations.



Strategic Features: Efficient 6,250 SF footprint with 14' clear height and four drive-in doors allows for streamlined loading, flexible workflow, and adaptability for a range of industrial users.



Industrial Infrastructure: Purpose-built for functionality, the building's multiple grade-level doors and practical layout support contractor, distribution, and service-oriented operations with durable, low-maintenance design.



Zoning Advantage: Flexible industrial zoning supports a wide range of light industrial, service, warehouse, and contractor uses—enhancing tenant versatility and long-term leasing stability.



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$53,125	\$53,568	\$54,639	\$55,732	\$56,846	\$57,983
TAX & INS; MANGEMENT FEE	\$12,835	\$13,092	\$13,354	\$13,621	\$13,894	\$14,171
EFFECTIVE GROSS REVENUE	\$65,960	\$66,660	\$67,993	\$69,353	\$70,740	\$72,154
OPERATING EXPENSES						
PROPERTY TAX	\$10,079	\$10,281	\$10,487	\$10,696	\$10,910	\$11,128
INSURANCE	\$2,756	\$2,811	\$2,867	\$2,925	\$2,984	\$3,043
TOTAL OPERATING EXPENSES	\$12,835	\$13,092	\$13,354	\$13,621	\$13,894	\$14,171
NET OPERATING INCOME	\$53,125	\$53,568	\$54,639	\$55,732	\$56,846	\$57,983

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RENT ROLL

4223 JAMES ST RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Simmers Crane	6,250	\$53,125	\$8.50	07/01/2024	06/30/2029
TOTAL		6,250	\$53,125			



TENANT SUMMARY

Simmers Crane Design & Services

Simmers Crane Design & Services is an industrial service company specializing in overhead crane systems, custom crane design, installation, inspections, maintenance, and repairs. Serving manufacturing and industrial clients throughout Central New York, the company provides engineered lifting solutions focused on safety, efficiency, and long-term reliability.



LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	07/01/2024
Lease Expiration	06/30/2029
Base Term Remaining	4 years
Rental Increase	2% annually

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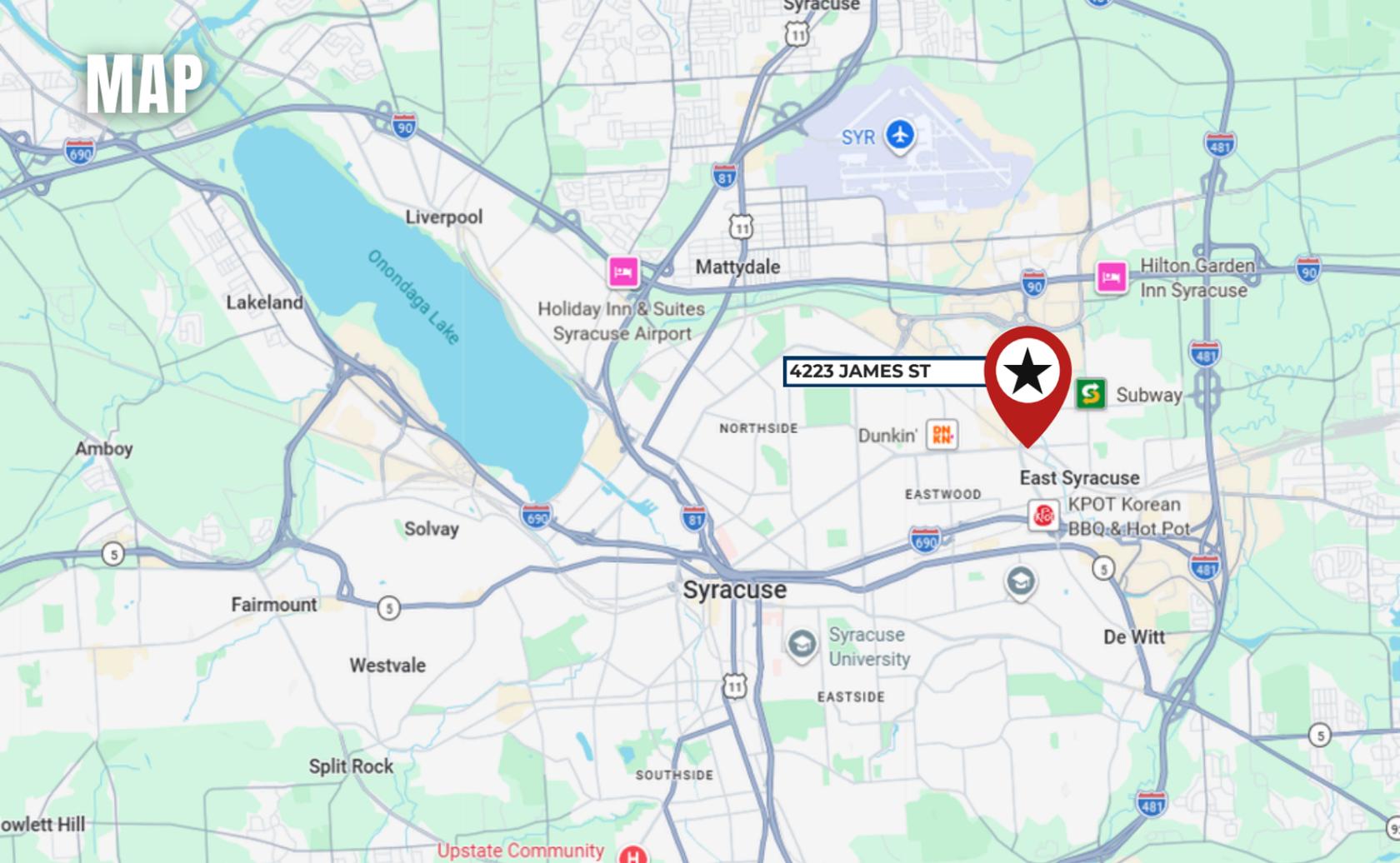
ABOUT EAST SYRACUSE, NY

East Syracuse is one of Central New York's most established industrial and commercial submarkets, strategically positioned just east of Syracuse. The area benefits from immediate access to I-690, I-481, and the New York State Thruway (I-90), providing seamless regional connectivity to Albany, Buffalo, Rochester, and the broader Northeast corridor.

The submarket is anchored by the highly active Carrier Circle and Military Circle industrial corridors, offering a dense concentration of warehouse, flex, service, and logistics users. With proximity to Syracuse Hancock International Airport, a strong regional labor pool, and continued public and private investment across the metro, East Syracuse remains a high-demand location for contractors, distributors, and light manufacturing users seeking functional space with excellent highway access.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	10,297	84,172	189,374
2024 POPULATION	9,658	80,816	186,960
2029 PROJECTION	9,342	78,660	183,036
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	4,874	34,475	76,501
2024 HOUSEHOLDS	4,563	33,329	76,384
2029 PROJECTION	4,407	32,400	74,739
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$66,729	\$67,697	\$68,507

MAP



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