



# 105 MEADE RD SYRACUSE, NY 13206

INDUSTRIAL PROPERTY  
TRIPLE NET LEASE  
FULLY LEASED

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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  
Investment Highlights  
Floor Plan

## FINANCIAL OVERVIEW

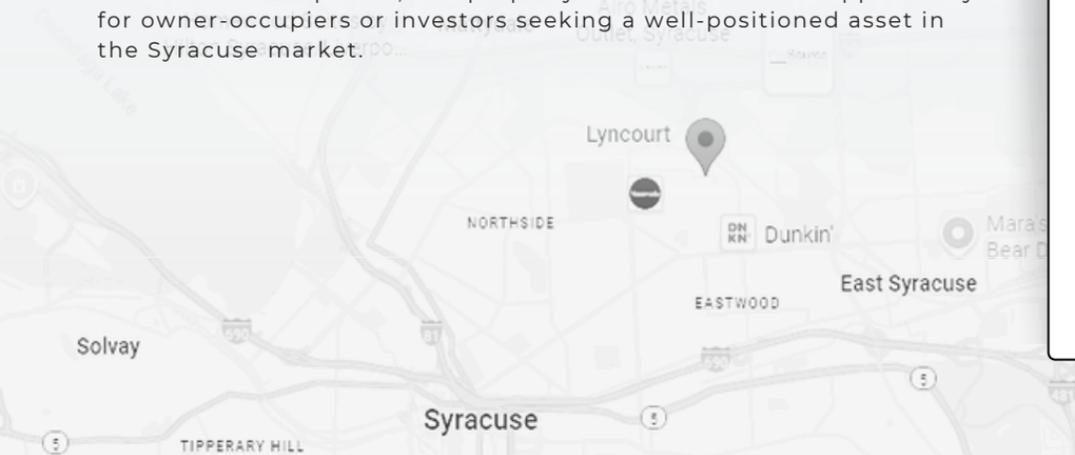
Financial Summary  
Rent Roll  
Tenant Summary

## LOCATION OVERVIEW

About Syracuse, NY  
Demographics  
Map

# EXECUTIVE SUMMARY

105 Meade Road is a versatile, 4,056-square-foot Class C industrial building located on 0.96 acres in Syracuse, New York. Constructed in 1950 and fully renovated in 2024, this single-tenant property is currently vacant and features 16-foot clear heights, 10 dock doors, and 1 drive-in door. The facility includes 445 square feet of office space and 3,611 square feet of warehouse area, supported by 15 parking spaces at a ratio of 3.68 per 1,000 square feet. Zoned I-D for Industrial Development, this property offers an excellent opportunity for owner-occupiers or investors seeking a well-positioned asset in the Syracuse market.



## THE OFFERING

<b>Building SF</b>	4,056 SF
<b>Year Built</b>	1950
<b>Lot Size (Acres)</b>	.96
<b>Parcel ID</b>	031.-08-02.0
<b>Zoning Type</b>	06
<b>Clear Height</b>	16'
<b>Drive Ins</b>	1
<b>Docks</b>	10
<b>Power</b>	200-500a

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# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Direct access to I-90, I-81, airport, and rail lines positions the property as a logistics hub.



**Expansive Space:** Large lot and scalable footprint support expansion, heavy equipment, and high-volume operations.



**Strategic Features:** Situated in a growing manufacturing corridor, the property is future-ready for long-term tenants.



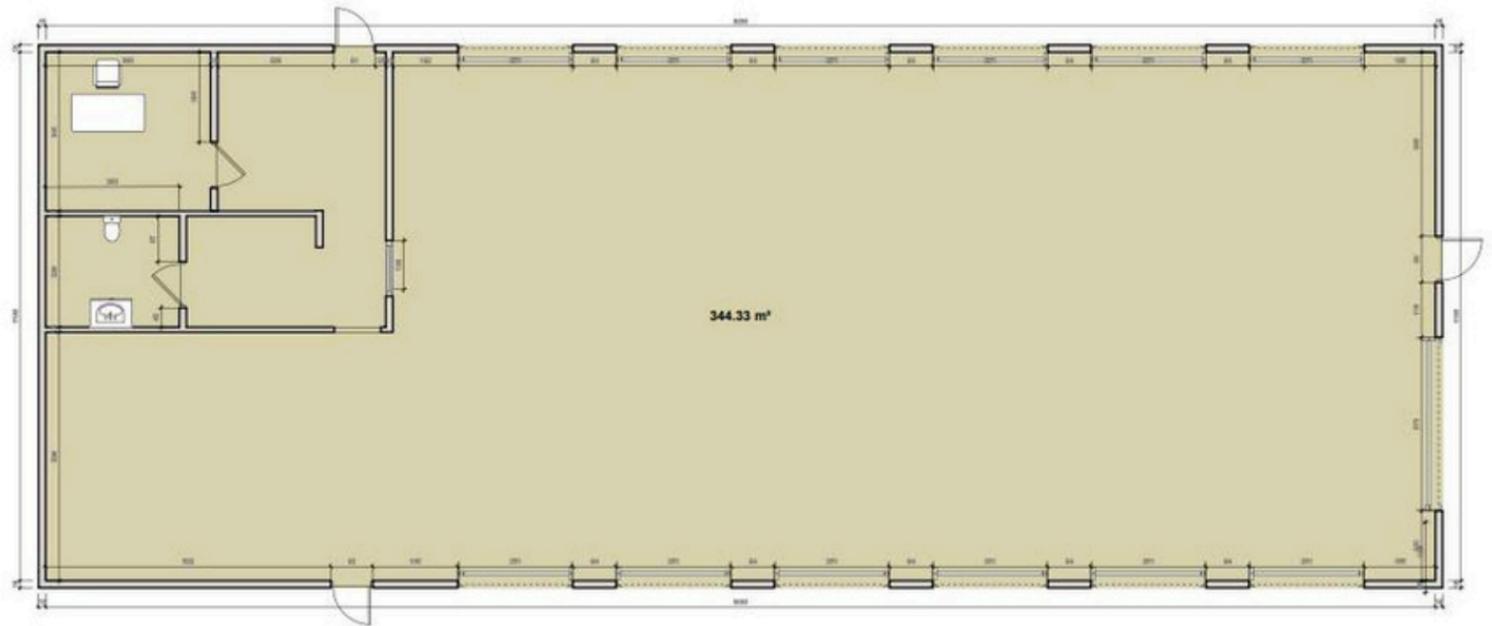
**Industrial Infrastructure:** Robust utilities, high clear heights, and multiple loading docks optimize industrial efficiency.



**Zoning Advantage:** Flexible industrial zoning allows for a wide range of manufacturing, warehousing, and distribution uses.



# FLOOR PLAN



# FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
<b>GROSS REVENUE</b>						
BASE RENTAL REVENUE	\$60,000	\$60,150	\$61,955	\$63,813	\$65,728	\$67,699
TAX & INS	\$8,060	\$8,221	\$8,386	\$8,553	\$8,724	\$8,899
EFFECTIVE GROSS REVENUE	\$68,060	\$68,371	\$70,340	\$72,367	\$74,452	\$76,598
<b>OPERATING EXPENSES</b>						
PROPERTY TAX	\$6,640	\$6,773	\$6,909	\$7,047	\$7,188	\$7,332
INSURANCE	\$1,420	\$1,420	\$1,477	\$1,506	\$1,537	\$1,567
TOTAL OPERATING EXPENSES	\$8,060	\$8,221	\$8,386	\$8,553	\$8,724	\$8,899
<b>NET OPERATING INCOME</b>	<b>\$60,000</b>	<b>\$60,150</b>	<b>\$61,955</b>	<b>\$63,813</b>	<b>\$65,728</b>	<b>\$67,699</b>

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# RENT ROLL

## 105 MEADE RD RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	GOFO Inc	4,056	\$60,000	\$14.79	09/22/2025	11/21/2028
TOTAL		4,056	\$60,000			



# TENANT SUMMARY

## **GOFO Inc.**

*Gofo Inc. (or GOFO Express) is a US-based logistics company specializing in last-mile delivery for e-commerce, focusing on fast, economical, and flexible package delivery with a growing network across the United States, offering tracking and support for merchants and customers*



## **LEASE OVERVIEW**

<b>Lease Type</b>	Triple Net
<b>Lease Commencement</b>	09/22/2025
<b>Lease Expiration</b>	11/21/2028
<b>Base Term Remaining</b>	3 years
<b>Rental Increase</b>	+3% Annually

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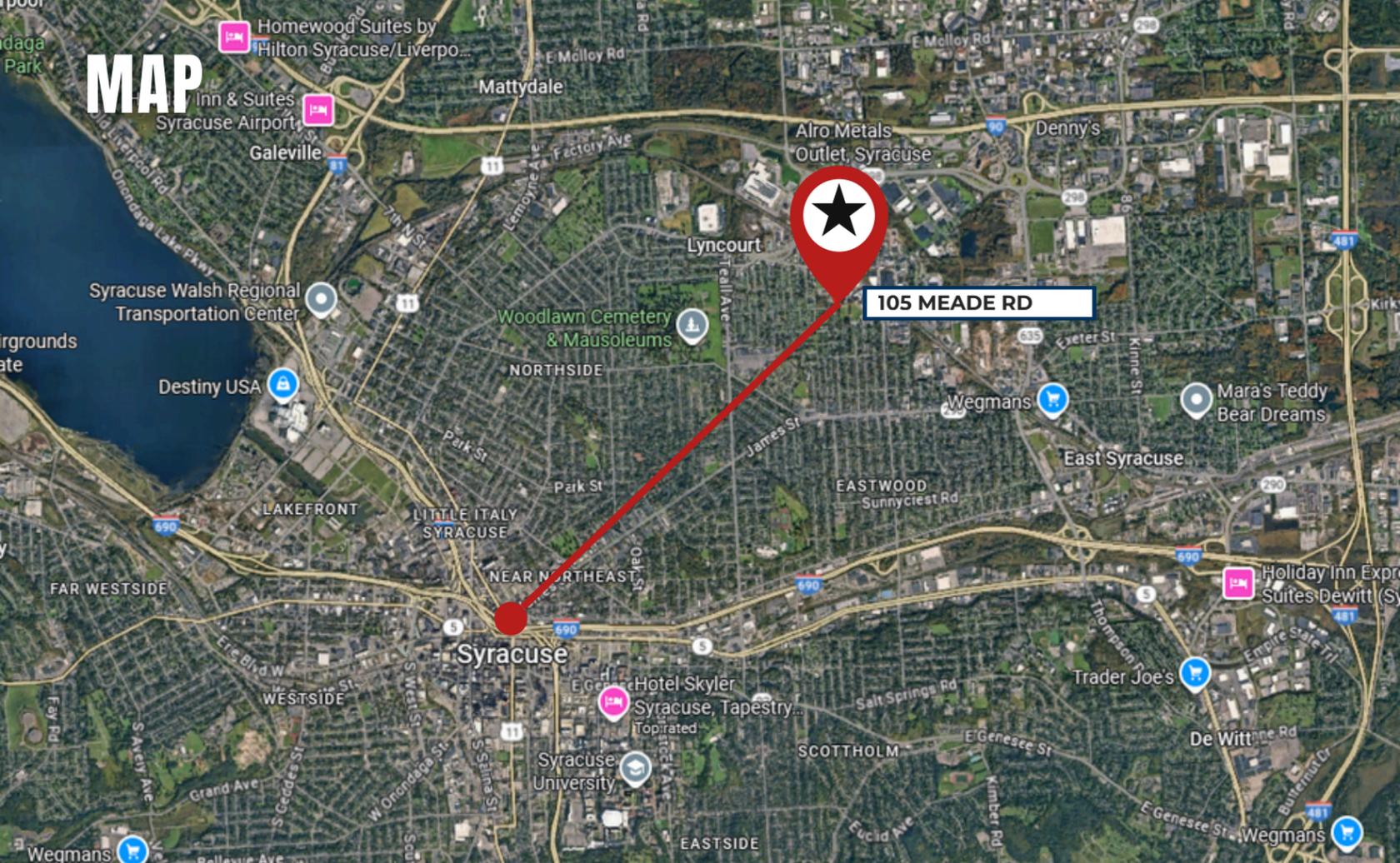
# ABOUT SYRACUSE, NY

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.

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

# MAP



Homewood Suites by Hilton Syracuse/Liverpo...

Inn & Suites Syracuse Airport

Galeville

Mattydale

Alro Metals Outlet, Syracuse

Denny's

Syracuse Walsh Regional Transportation Center

Lyncourt

Woodlawn Cemetery & Mausoleums

105 MEADE RD

Destiny USA

Wegmans

Mara's Teddy Bear Dreams

LAKEFRONT

LITTLE ITALY SYRACUSE

NEAR NORTHEAST

EASTWOOD Sunnycrest Rd

East Syracuse

FAR WESTSIDE

Syracuse

Hotel Skyler Syracuse, Tapestry...  
Totorated

Syracuse University

SCOTTHOLM

Holiday Inn Express Suites Dewitt (S)

Trader Joe's

De Witt Rd

WESTSIDE

Wegmans

EASTSIDE

Wegmans

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