



127 FALSO DR SYRACUSE, NY 13211

INDUSTRIAL PROPERTY
FULLY LEASED

OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



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 5912 N Burdick St,
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PROPERTY OVERVIEW

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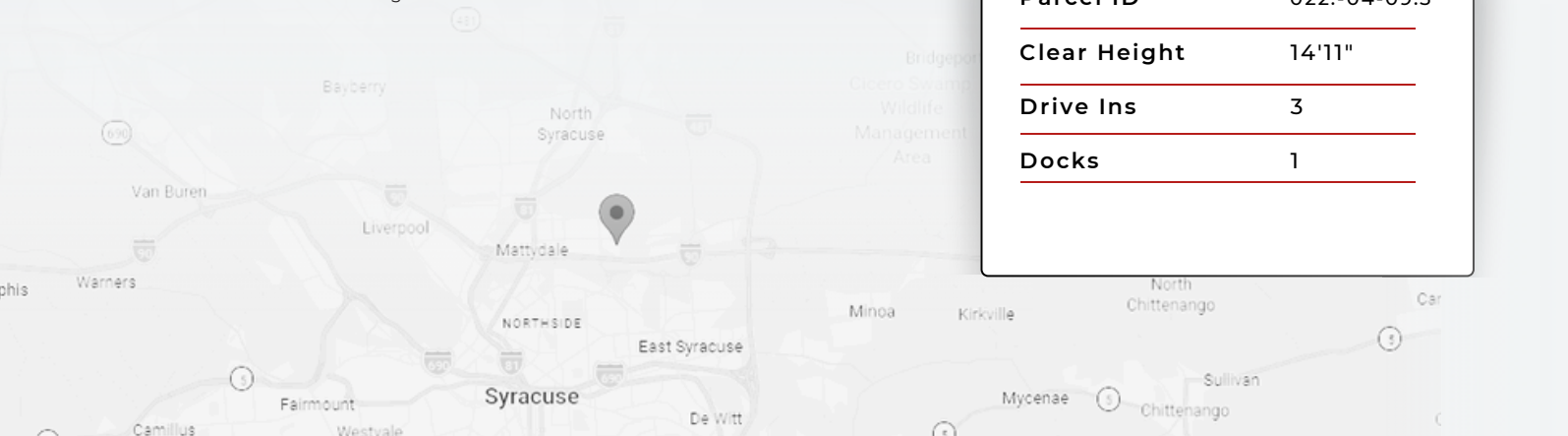
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EXECUTIVE SUMMARY

127 Falso Dr is a fully leased industrial investment opportunity in Syracuse, New York, offering 17,485 square feet on 1.17 acres with stable in-place income. The property features a functional industrial layout with 14'11" clear heights, one dock-high door, three drive-in doors, and approximately 12% office space, making it well-suited for a variety of industrial users. Located within Syracuse's established industrial corridor, the asset provides convenient access to I-81, I-690, and the New York State Thruway (I-90), offering excellent connectivity throughout Central New York and the broader Northeast. Its combination of reliable cash flow, efficient loading capabilities, and strategic location makes 127 Falso Dr an attractive long-term industrial investment.



THE OFFERING

Building SF	17,485
Lot Size (Acres)	1.17
Parcel ID	022.-04-09.3
Clear Height	14'11"
Drive Ins	3
Docks	1

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Positioned minutes from I-81, I-690, and I-90, providing seamless access to regional markets, major population centers, and freight corridors.



Expansive Space: Efficient 17,485 SF facility on 1.17 acres with a balanced mix of warehouse and approximately 12% office space to accommodate diverse industrial operations.



Strategic Features: Fully leased investment with in-place cash flow, offering investors stable income within one of Syracuse's established industrial submarkets.



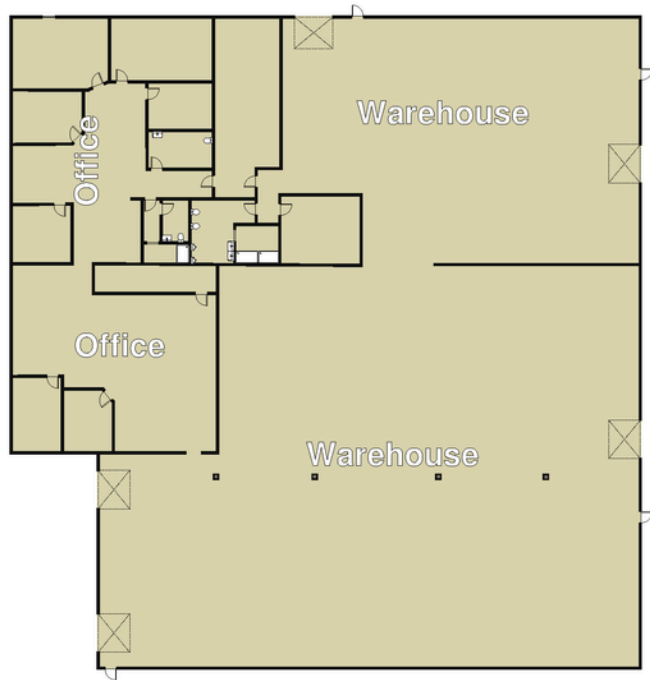
Industrial Infrastructure: Functional building configuration featuring 14'11" clear heights, one dock-high door, and three drive-in doors to support efficient shipping, receiving, and day-to-day industrial operations.



Zoning Advantage: Industrial zoning supports a broad range of warehouse, manufacturing, distribution, and service-related uses, reinforcing long-term tenant demand.



FLOOR PLAN



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$112,778	\$114,188	\$117,043	\$119,969	\$122,968	\$126,042
TAX & INS	\$32,542	\$33,193	\$33,856	\$34,534	\$35,224	\$35,929
EFFECTIVE GROSS REVENUE	\$145,320	\$147,381	\$150,899	\$154,502	\$158,192	\$161,971
OPERATING EXPENSES						
PROPERTY TAX	\$26,989	\$27,529	\$28,080	\$28,641	\$29,214	\$29,798
INSURANCE	\$5,553	\$5,664	\$5,777	\$5,892	\$6,010	\$6,130
TOTAL OPERATING EXPENSES	\$32,542	\$33,193	\$33,856	\$34,534	\$35,224	\$35,929
NET OPERATING INCOME	\$112,778	\$114,188	\$117,043	\$119,969	\$122,968	\$126,042

RENT ROLL

127 FALSO DR RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Tri-Lift Inc.	17,485	\$112,778	\$6.45	03/15/2021	05/31/2031
TOTAL		17,485	\$112,778			



TENANT SUMMARY

Tri-Lift Inc.

Tri-Lift Inc. is a Northeast-based material handling equipment dealer providing forklifts, warehouse equipment, rentals, parts, and service solutions to industrial and commercial customers, with over 50 years of experience.



LEASE OVERVIEW

Lease Type	Triple Net
Initial Term Commencement	03/15/2021
Initial Term Expiration	05/31/2026
Extension Term Commencement	June 1, 2026
Extension Term Expiration	May 31, 2031
Extension Term Remaining	58 months
Rental Increase	Fixed rent schedule

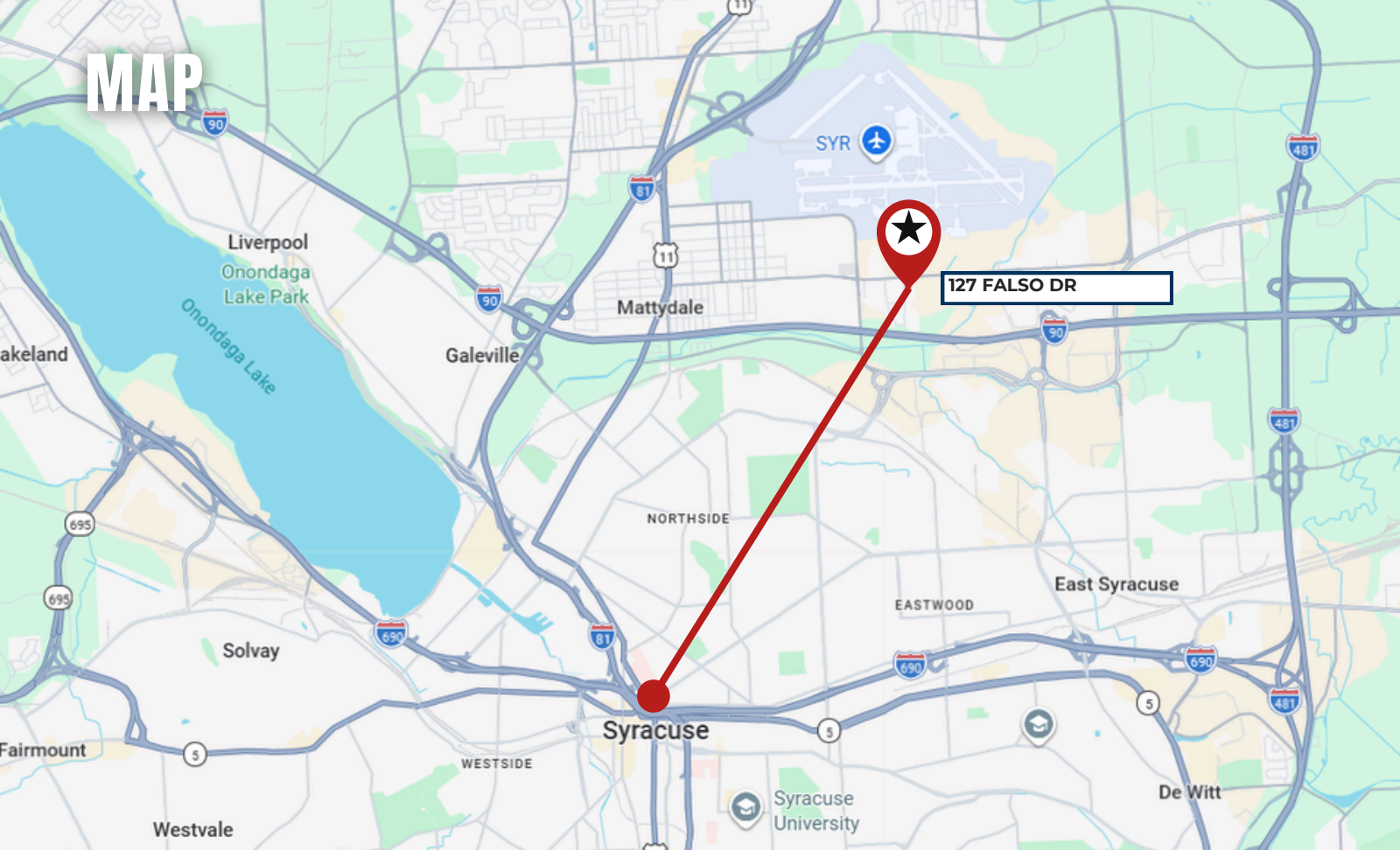
ABOUT SYRACUSE, NY

Syracuse is a strategic logistics and manufacturing hub in Central New York, benefiting from its location at the crossroads of I-81 and I-90 (NYS Thruway), providing direct north–south and east–west connectivity across the Northeast and into Canada. The region offers competitive operating costs, abundant water and power infrastructure, and a deep industrial labor pool supported by local universities and technical schools.

Major public and private investment—including the transformative Micron semiconductor project—has accelerated demand for industrial space, suppliers, and service providers. With accessible transportation infrastructure, expanding economic development incentives, and a strong base of distribution and advanced manufacturing users, Syracuse continues to emerge as a compelling market for commercial and industrial real estate investment.

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

MAP



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