



1811 LEMOYNE AVE SYRACUSE, NY 13208

INDUSTRIAL PROPERTY
OWNER USER


OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



Nathan Couse

Dispositions Officer

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Ryan Jenkins


VP of Dispositions



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 5912 N Burdick St,
East Syracuse, NY 13057

PROPERTY OVERVIEW

Executive Summary
Investment Highlights
Floor Plan

FINANCIAL OVERVIEW

Financial Summary

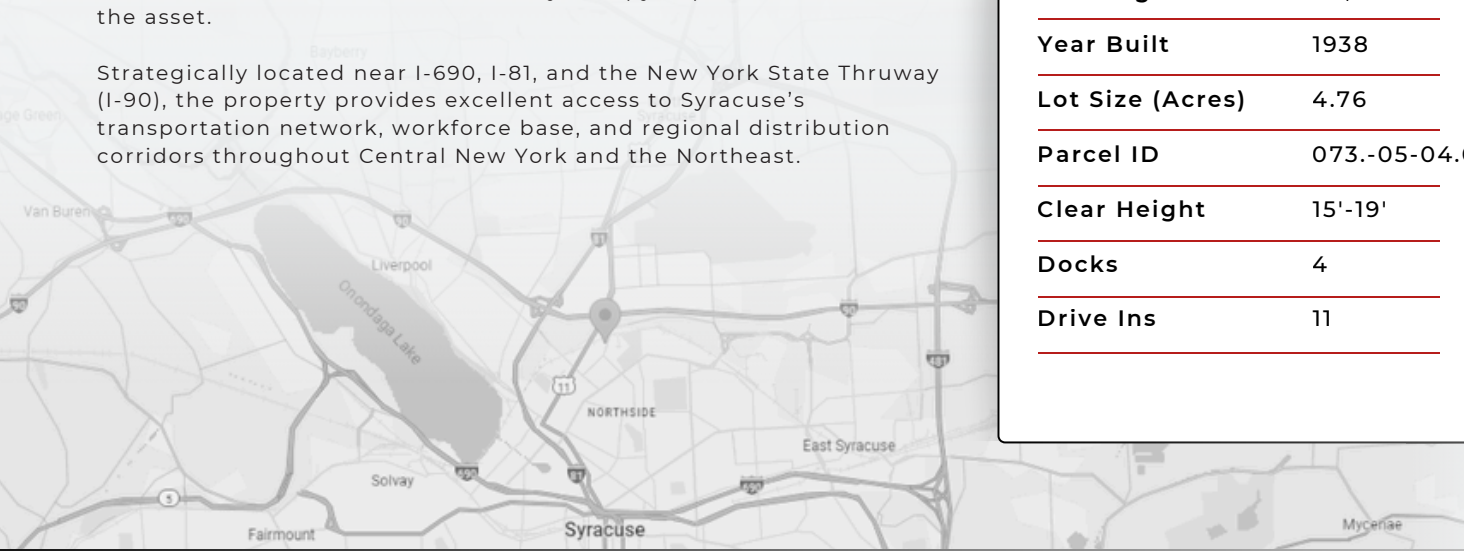
LOCATION OVERVIEW

Photos
About Syracuse, NY
Demographics
Map

EXECUTIVE SUMMARY

1811 LeMoyné Ave presents a vacant industrial acquisition opportunity in Syracuse, offering 60,030 SF on 4.76 acres. Built in 1938, the facility features 15'-19' clear heights, 4 dock-high doors, and 11 drive-in doors, providing flexibility for manufacturing, distribution, service, or contractor operations. The vacant building allows an owner-user or investor to immediately occupy, reposition, or lease the asset.

Strategically located near I-690, I-81, and the New York State Thruway (I-90), the property provides excellent access to Syracuse's transportation network, workforce base, and regional distribution corridors throughout Central New York and the Northeast.



THE OFFERING

Building SF	60,030
Year Built	1938
Lot Size (Acres)	4.76
Parcel ID	073.-05-04.0
Clear Height	15'-19'
Docks	4
Drive Ins	11

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Positioned minutes from I-690, I-81, and the New York State Thruway (I-90), the property provides seamless access to Syracuse, Upstate New York, and major Northeast markets.



Expansive Space: The 60,030 SF facility on 4.76 acres offers ample room for operations, equipment storage, vehicle parking, and future site enhancements.



Strategic Features: Vacant possession allows an owner-user or investor to immediately occupy, reposition, renovate, or lease the asset to meet evolving market demand.



Industrial Infrastructure: Featuring 15'–19' clear heights, 4 dock-high doors, and 11 drive-in doors, the property is equipped to accommodate a variety of industrial, logistics, and fleet-oriented operations.



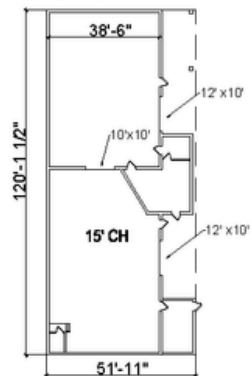
Zoning Advantage: Flexible industrial zoning supports a wide range of manufacturing, warehousing, distribution, service, and contractor uses, offering long-term adaptability for ownership or leasing strategies.



FLOOR PLAN

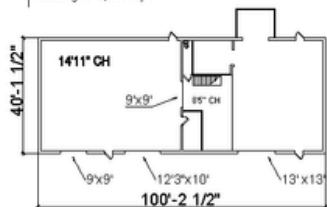
1811 Leymone Ave

Building C 5,350 SqFt



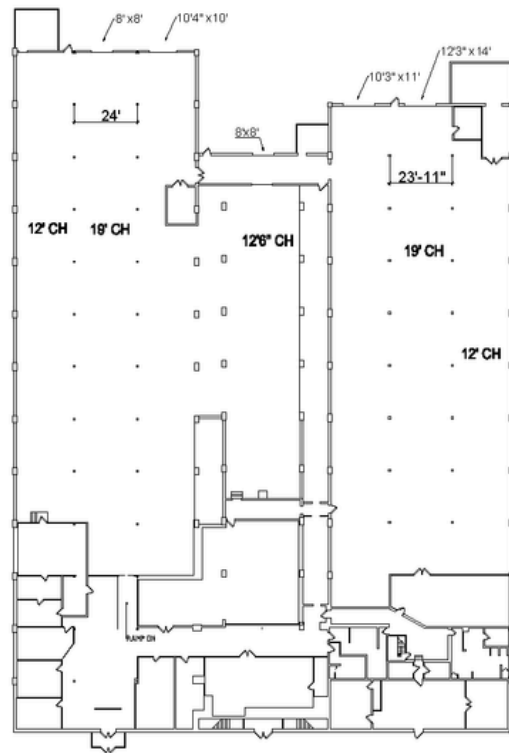
1811 Leymone Ave

Building B 4,160 SqFt



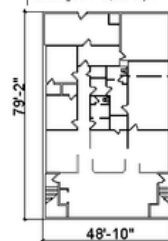
1811 Leymone Ave

Building A 46,660 SqFt



1811 Leymone Ave

Building APT 3,860 SqFt



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
OPERATING EXPENSES						
PROPERTY TAX	\$56,136	\$57,259	\$58,404	\$59,572	\$60,763	\$61,979
INSURANCE	\$14,939	\$15,238	\$15,542	\$15,853	\$16,170	\$16,494
TOTAL OPERATING EXPENSES	\$71,075	\$72,496	\$73,946	\$75,425	\$76,934	\$78,472
NET OPERATING INCOME	-\$71,075	-\$72,496	-\$73,946	-\$75,425	-\$76,934	-\$78,472

PHOTOS



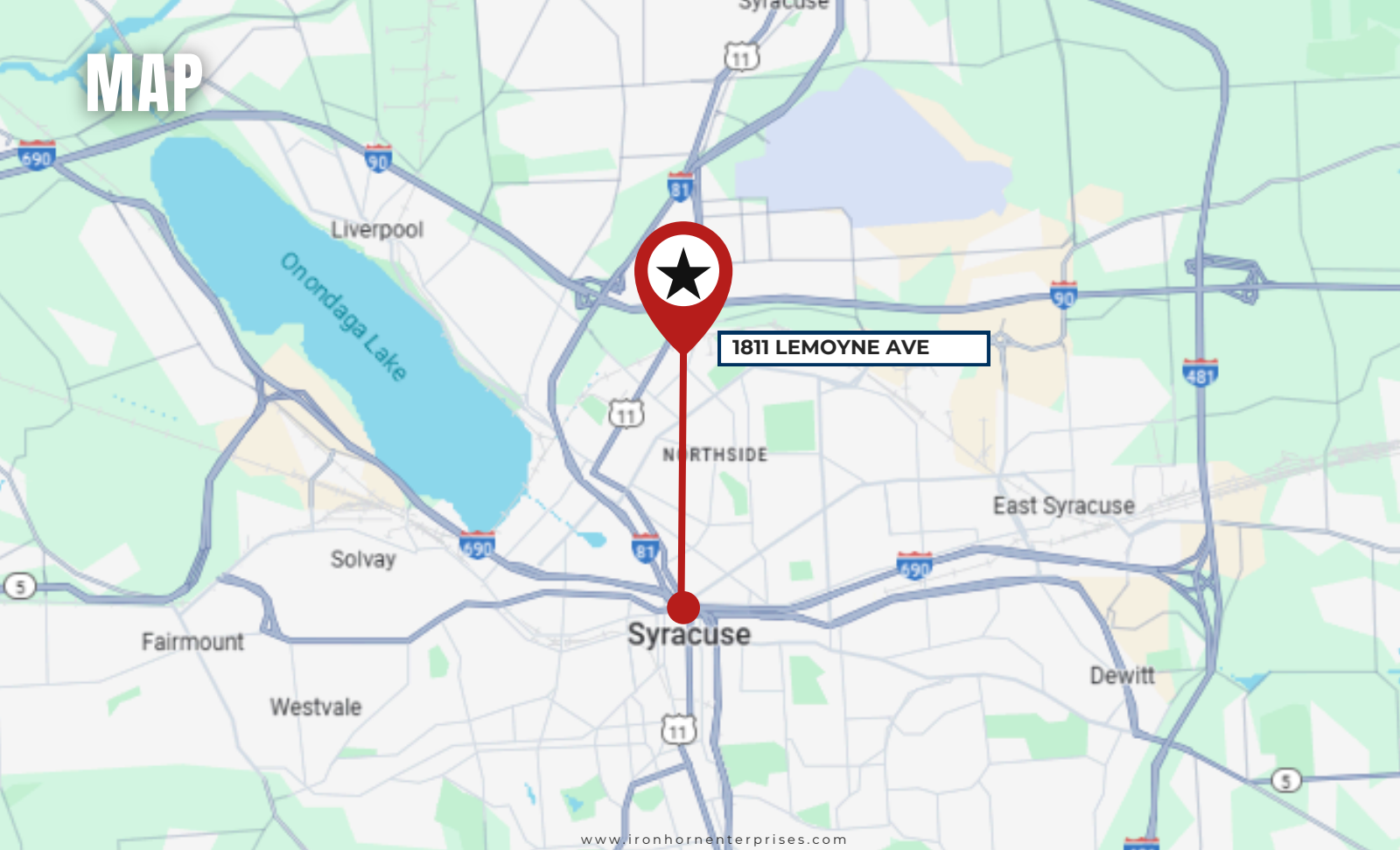
ABOUT SYRACUSE, NY

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	12,811	94,274	228,701
2024 POPULATION	12,471	91,712	224,349
2020 CENSUS	12,158	89,402	219,292
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2029 PROJECTION	5,290	27,064	72,523
2024 HOUSEHOLDS	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



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