



513 HIAWATHA BLVD SYRACUSE, NY 13208

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
Investment Highlights
Floor Plan

FINANCIAL OVERVIEW

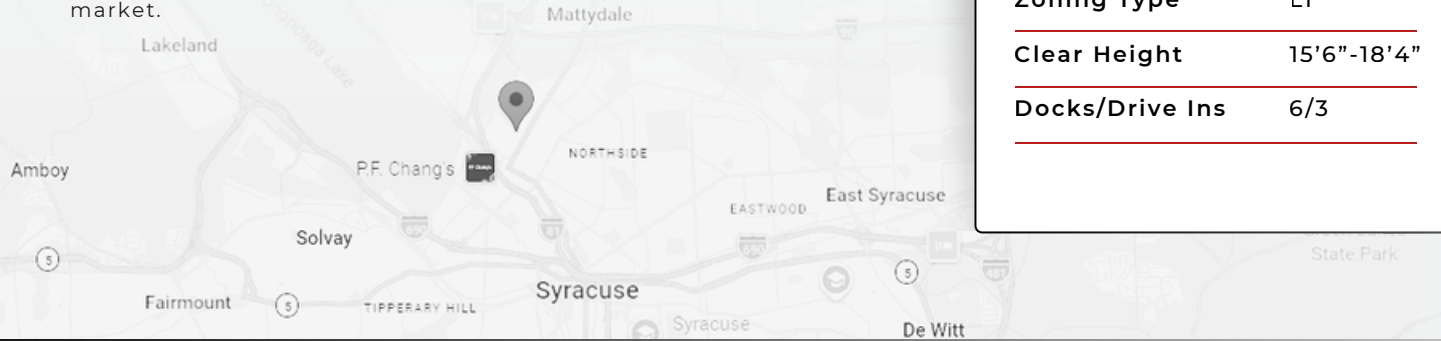
Financial Summary
Rent Roll
Tenant Summary

LOCATION OVERVIEW

About Syracuse, NY
Demographics
Map

EXECUTIVE SUMMARY

513 Hiawatha Blvd in Syracuse, NY presents a fully leased industrial investment opportunity totaling 50,450 square feet on 2.17 acres. Originally built in 1950 and comprehensively renovated in 2025, the property offers updated infrastructure combined with functional mid-clear heights ranging from 15'6" to 18'4". The building features 6 dock-high doors (2 ext and 4 int) and three drive-in doors, supporting efficient loading and flexible industrial operations. Positioned along Hiawatha Boulevard—one of Syracuse's primary industrial corridors—the property sits just minutes from I-690, I-81, and Downtown Syracuse, providing immediate access to the region's major highway network and strong connectivity to the broader Central New York market.



THE OFFERING

Building SF	50,450
Year Built/Reno	1950/2025
Lot Size (Acres)	2.17
Parcel ID	001.2-2-04.1
Zoning Type	LI
Clear Height	15'6"-18'4"
Docks/Drive Ins	6/3

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INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Strategically positioned just off I-690 with immediate access to I-81 and minutes from Downtown Syracuse, the property offers seamless regional connectivity and proximity to the Inner Harbor redevelopment and the expanding Micron semiconductor ecosystem.



Expansive Space: 50,450 SF on 2.17 acres provides scalable industrial footprint with room for circulation, staging, and operational flow—ideal for single-tenant stability in a tight infill market.



Strategic Features: Recently renovated in 2025, combining legacy construction with modern upgrades—offering investors reduced near-term capital expenditure and enhanced tenant retention.



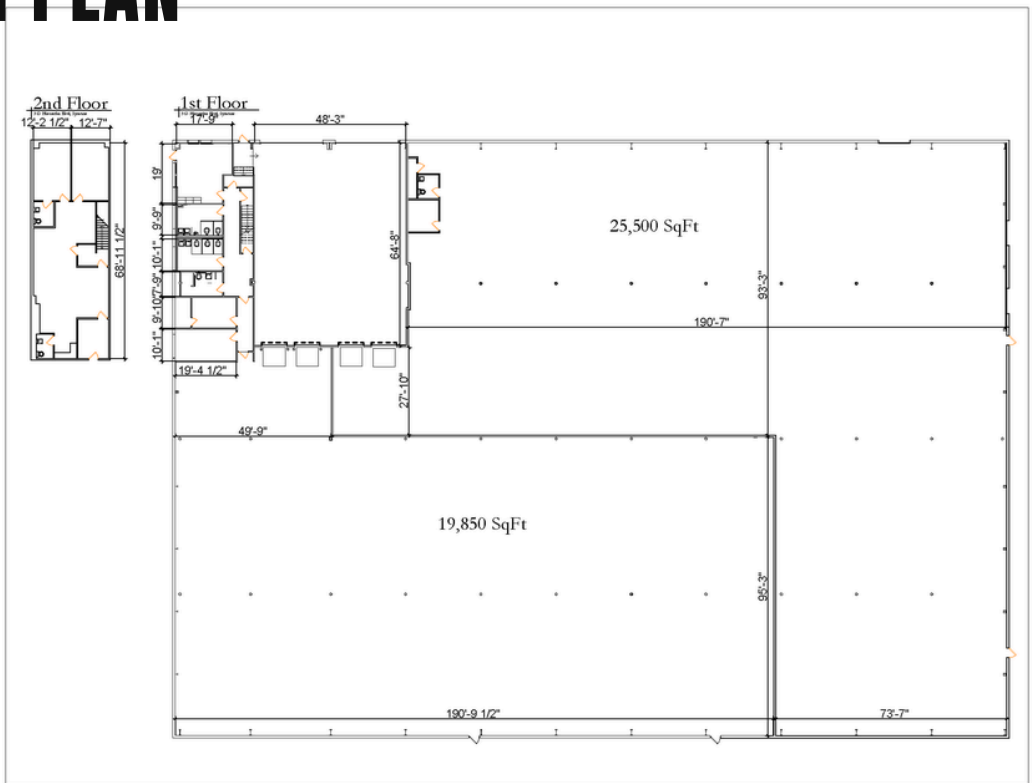
Industrial Infrastructure: 15'6"–18'4" clear heights, 6 dock-high doors (2 ext and 4 int), and three drive-in doors deliver versatile loading configurations that support a broad mix of industrial and logistics users.



Zoning Advantage: Flexible industrial zoning along Hiawatha Boulevard supports a wide range of warehouse, distribution, manufacturing, and service-oriented uses—protecting long-term utility and tenant demand in one of Syracuse's most established industrial corridors.



FLOOR PLAN



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$303,240	\$307,031	\$316,241	\$325,729	\$335,501	\$345,566
TAX & INS; MANGEMENT FEE	\$51,225	\$52,249	\$53,294	\$54,360	\$55,447	\$56,556
EFFECTIVE GROSS REVENUE	\$354,465	\$359,280	\$369,536	\$380,089	\$390,948	\$402,122
OPERATING EXPENSES						
PROPERTY TAX	\$33,567	\$34,239	\$34,923	\$35,622	\$36,334	\$37,061
INSURANCE	\$17,658	\$18,011	\$18,371	\$18,738	\$19,113	\$19,495
TOTAL OPERATING EXPENSES	\$51,225	\$52,249	\$53,294	\$54,360	\$55,447	\$56,556
NET OPERATING INCOME	\$303,240	\$307,031	\$316,241	\$325,729	\$335,501	\$345,566

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RENT ROLL

513 HIAWATHA BLVD RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Beak and Skiff	50,450	\$303,240	\$6.01	07/01/2025	06/30/2030
TOTAL		50,450	\$303,240			



TENANT SUMMARY

Beak and Skiff Farms Inc.

Beak & Skiff Apple Orchards is a fifth-generation, family-owned apple orchard in Central New York known for its large-scale apple production, agritourism experiences, and craft beverage line, 1911 Established. Founded in 1911, the orchard features hundreds of thousands of apple trees, seasonal u-pick operations, a market, bakery, café, and tasting room, making it one of the region's premier destinations for fresh apples, hard cider, and family-friendly events.



LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	07/01/2025
Lease Expiration	06/30/2030
Base Term Remaining	5 years
Rental Increase	3% annually

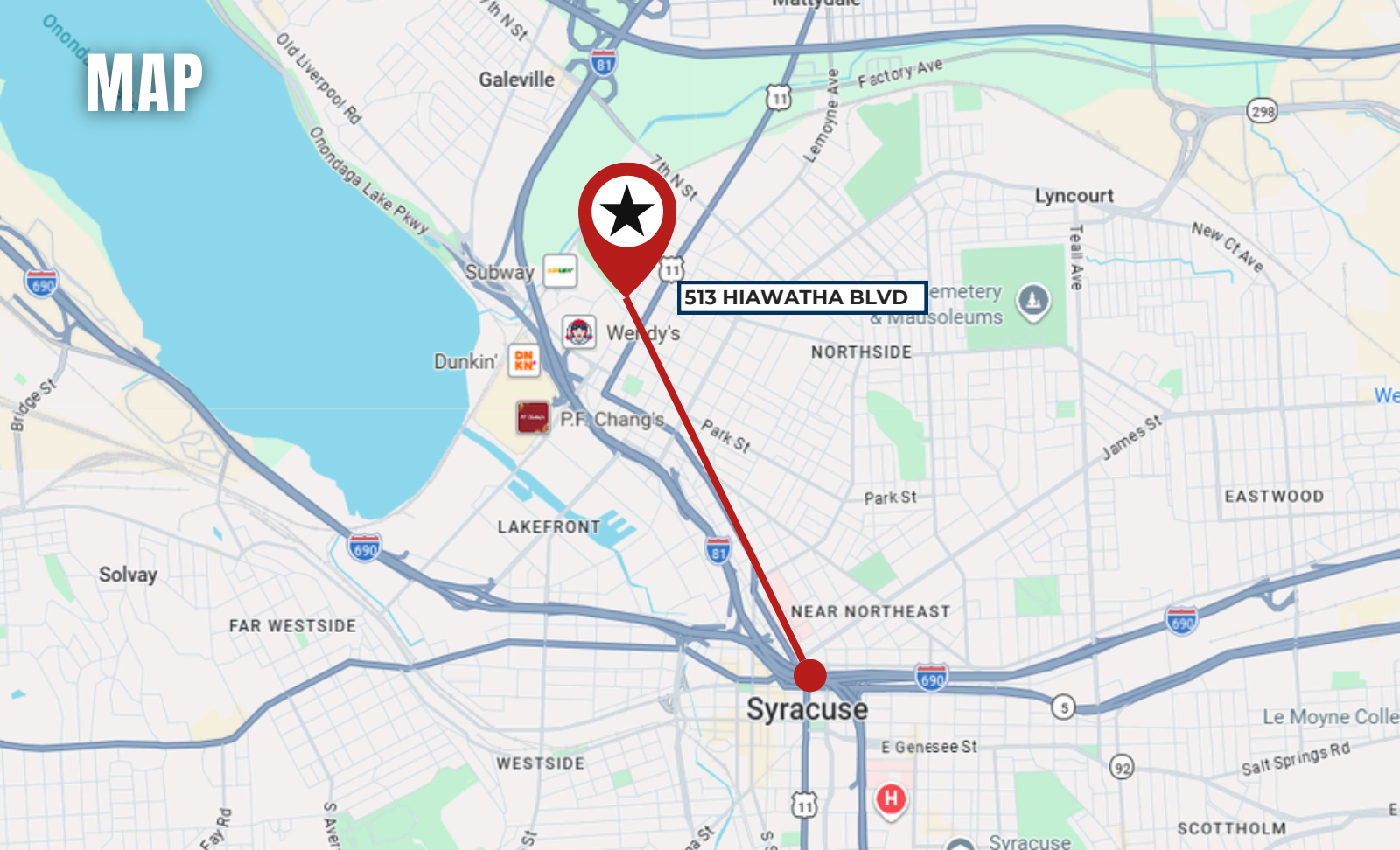
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ABOUT SYRACUSE, NY

Syracuse is emerging as one of the most strategic commercial and industrial markets in the Northeast, driven by transformative investment and strong logistics fundamentals. Located at the crossroads of I-81 and I-90 (NYS Thruway), Syracuse offers direct access to major Northeast metros including New York City, Boston, Buffalo, and Toronto, positioning it as a highly efficient distribution hub. The region's appeal has accelerated with the multibillion-dollar Micron semiconductor project, fueling supply chain growth, manufacturing demand, and workforce expansion. Combined with competitive operating costs, available industrial land, reliable utilities, and a skilled labor pool anchored by Syracuse University and regional technical institutions, the market provides scalable opportunities for warehouse, manufacturing, and logistics users seeking long-term growth in a business-friendly environment.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	13,617	112,752	243,877
2024 POPULATION	12,957	109,568	239,165
2029 PROJECTION	12,572	106,820	233,762
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	5,231	48,265	100,502
2024 HOUSEHOLDS	4,973	47,497	99,326
2029 PROJECTION	4,816	46,338	96,987
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$50,810	\$58,412	\$68,768

MAP



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