



136 BEATTIE ST SYRACUSE, NY 13224

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

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FINANCIAL OVERVIEW

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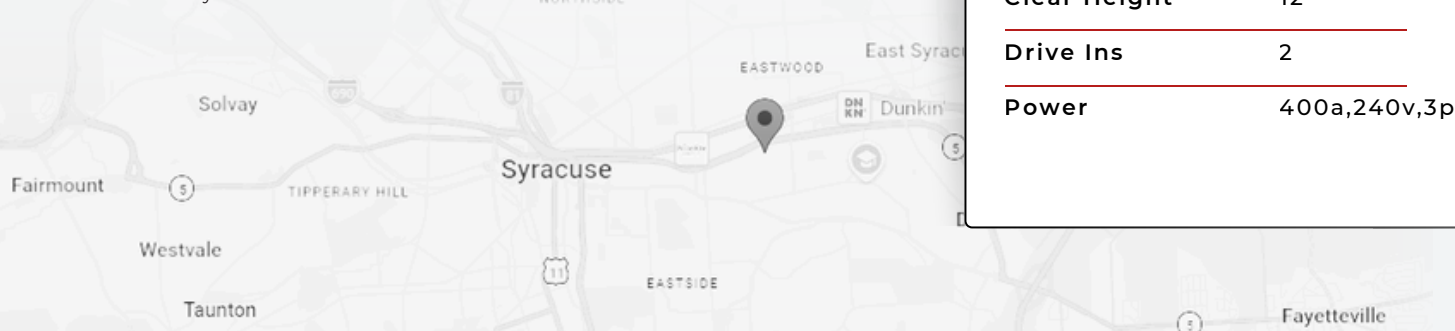
LOCATION OVERVIEW

About Syracuse, NY
Demographics
Map

EXECUTIVE SUMMARY

136 Beattie Street in Syracuse presents a fully leased, income-producing industrial asset offering stable cash flow within one of the city's established infill industrial corridors. The 5,384-square-foot building sits on 0.42 acres and was originally constructed in 1965, featuring a functional layout with 12' clear heights, two drive-in doors, approximately 1,200 square feet of office space, and 400-amp, 240-volt, three-phase power to support a range of light manufacturing, warehouse, or service-oriented uses.

Strategically located just off Hiawatha Boulevard and minutes from I-690 and I-81, the property benefits from immediate connectivity to Downtown Syracuse, the Inner Harbor redevelopment district, and the greater Central New York logistics network—providing convenient access to the NYS Thruway (I-90), Syracuse Hancock International Airport, and the region's expanding industrial base driven by continued economic investment in the market.



THE OFFERING

Building SF	5,384
Year Built	1965
Lot Size (Acres)	0.42
Parcel ID	036.-03-08.0
Clear Height	12'
Drive Ins	2
Power	400a,240v,3p

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INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Positioned just off Hiawatha Boulevard with immediate access to I-690 and I-81, the property offers seamless connectivity to Downtown Syracuse, the Inner Harbor district, and the greater Central New York transportation network.



Expansive Space: Situated on a 0.42-acre parcel, the site provides valuable outdoor area for parking, circulation, or light storage—maximizing usability beyond the building footprint.



Strategic Features: The efficient 5,384 SF layout with 12' clear heights, two drive-in doors, and 1,200 SF of office space supports a diverse tenant profile and adaptable operational needs.



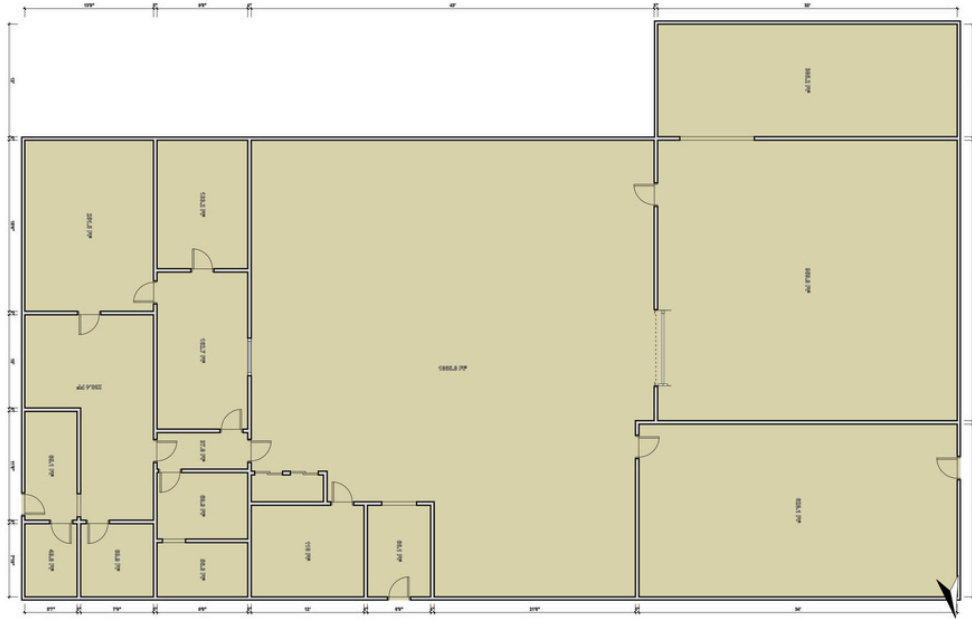
Industrial Infrastructure: Equipped with 400-amp, 240-volt, three-phase power, the building is well-suited for light manufacturing, fabrication, and equipment-intensive users requiring reliable electrical capacity.



Zoning Advantage: Industrial zoning supports a wide range of warehouse, service, contractor, and light manufacturing uses, enhancing tenant flexibility and long-term functional viability.



FLOOR PLAN



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
TAX & INS; MANGEMENT FEE	\$8,757	\$8,932	\$9,110	\$9,292	\$9,478	\$9,668
EFFECTIVE GROSS REVENUE	\$38,756	\$38,932	\$39,110	\$39,292	\$39,478	\$39,668
OPERATING EXPENSES						
PROPERTY TAX	\$6,544	\$6,675	\$6,808	\$6,944	\$7,083	\$7,225
INSURANCE	\$2,213	\$2,257	\$2,302	\$2,348	\$2,395	\$2,443
TOTAL OPERATING EXPENSES	\$8,757	\$8,932	\$9,110	\$9,292	\$9,478	\$9,668
NET OPERATING INCOME	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000

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RENT ROLL

136 BEATTIE ST RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Veoride, Inc.	5,384	\$30,000	\$5.57	10/15/2022	10/14/2027
TOTAL		5,384	\$30,000			



TENANT SUMMARY

VeoRide Inc.

VeoRide Inc. (Veo) is a U.S.-based shared micromobility company providing electric scooters and e-bikes in cities and on university campuses. Through its mobile app, Veo offers convenient, sustainable short-trip transportation solutions in partnership with municipalities and institutions across North America.



LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	10/15/2022
Lease Expiration	10/14/2027
Base Term Remaining	1 year
Rental Increase	Set Rate

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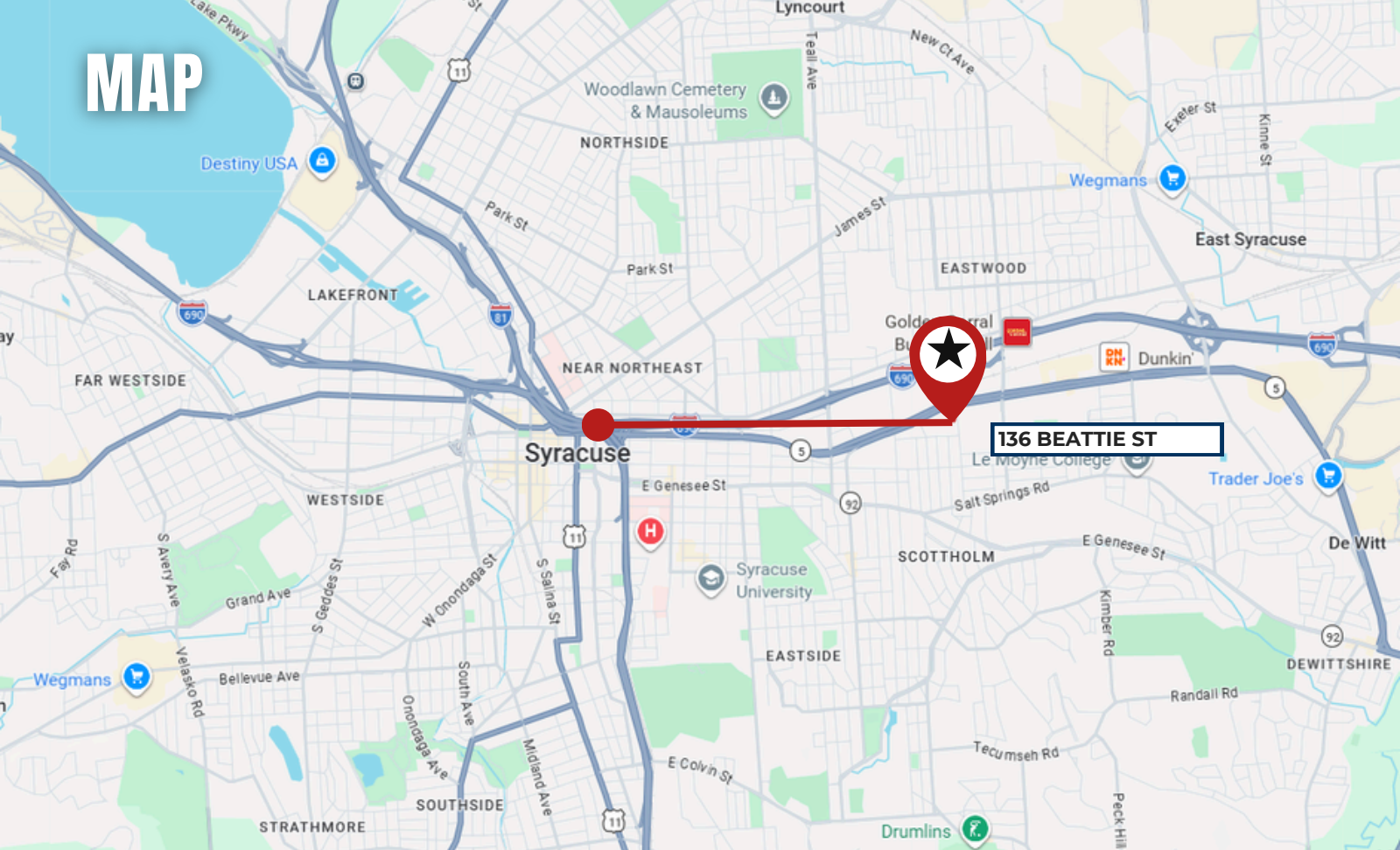
ABOUT SYRACUSE, NY

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	17,379	130,473	212,047
2024 POPULATION	17,271	128,228	208,465
2029 PROJECTION	16,909	125,497	203,890
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	7,407	51,827	85,711
2024 HOUSEHOLDS	7,353	51,830	85,083
2029 PROJECTION	7,186	50,732	83,154
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$66,089	\$62,336	\$69,210

MAP



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