

1401 Erie Boulevard East



For Sale



1401 Erie Boulevard East Syracuse, NY 13204

Property Flyer

Property Overview

This 58,000 square foot industrial building is fully leased to four stable Tenants with strong and resilient business models. The building is surrounded with ample parking, 74 spaces, and the entire back side of the building is visible from Interstate 690.

Syracuse University and Upstate Medical University are both about one mile from the property and provide steady economic stability and ongoing expansion. The region is experiencing major high-tech and manufacturing growth, driven by Micron's planned \$100 billion campus in Clay, which is spurring new companies, workforce migration, and rising industrial demand. Downtown Syracuse, roughly one mile west, continues to revitalize with new apartments, restaurants, and mixed-use development. The area also offers excellent transportation access via I-81, I-690, and I-90, with upcoming infrastructure improvements expected to further enhance redevelopment opportunities.

A full offering memorandum including a rent roll and proforma, can be provided upon request.



Tenant Profile- United Uniform

United Uniform, operating under parent company UniFirst Corporation, is a leading North American provider of uniform rental services, protective workwear, and facility-service products. The company serves more than 200,000 customer locations across the US, Canada, and Europe, offering essential apparel solutions for manufacturing, automotive service, retail, food service, and government sectors. United Uniform's business model is recurring and contract-driven, with most customers signing multi-year service agreements that create steady and predictable revenue streams. In addition to uniforms, the company supplies floor mats, cleaning products, wiping towels, first-aid supplies, and other facility services that broaden customer dependence on its program. The company's extensive scale and investment in industrial laundering technology give it a competitive cost advantage over smaller regional players.



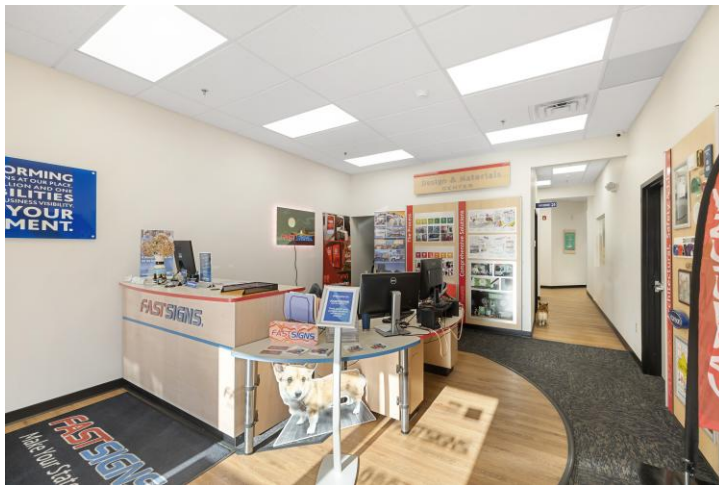
Tenant Profile- Door Dash

Door Dash is a micro-fulfillment and convenience concept created to support ultra-fast delivery of everyday essentials, local products, and grocery items. These locations function more like small warehouses than retail stores and are exclusively designed for delivery operations rather than public shopping. DoorDash leverages DashMart facilities to stock high-turnover items and streamline last-mile logistics using its nationwide network of Dashers. Many DashMart sites also support third-party fulfillment for retailers who rely on DoorDash for picking, packing, and delivery services, further expanding the model's reach and stability. The concept is driven by growing consumer demand for same-hour delivery of food, household items, and convenience products.



Tenant Profile- Fast Signs

Fast Signs is a globally recognized signage and visual communications franchisor with more than 780 independently owned locations across the United States and internationally. Each Fast Signs center provides custom signage, graphics, vehicle wraps, displays, digital signs, and marketing materials for a broad spectrum of commercial clients. The franchise model creates strong local ownership while benefiting from the stability, brand recognition, and operational support of a major corporate network. This Fast Signs location combines production, light manufacturing, and customer-facing showroom space. Demand for signage is steady across economic cycles, as businesses continually require branding, regulatory signage, event graphics, and wayfinding materials.



Tenant Profile- Carrier Enterprise

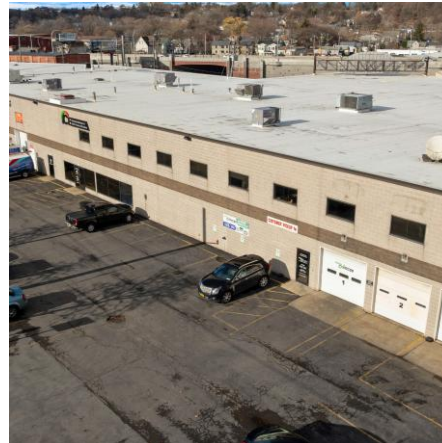
Carrier Enterprise is a major North American HVAC equipment and parts distributor formed through a joint venture between Carrier Corporation and Watsco, the largest HVAC distributor in the United States. The company operates more than 150 locations across 28 states, Puerto Rico, the Caribbean, and Latin America, supplying air-conditioning units, furnaces, parts, and related accessories to professional HVAC contractors. Carrier Enterprise serves both new construction and maintenance/replacement markets, giving it a resilient business model. Its distribution centers and branch locations handle high-volume and high-value inventory. The company plays a critical role in both residential and commercial HVAC supply chains, supporting ongoing demand even during economic slowdowns.



Tenant Profile- Carrier (Additional Photos)

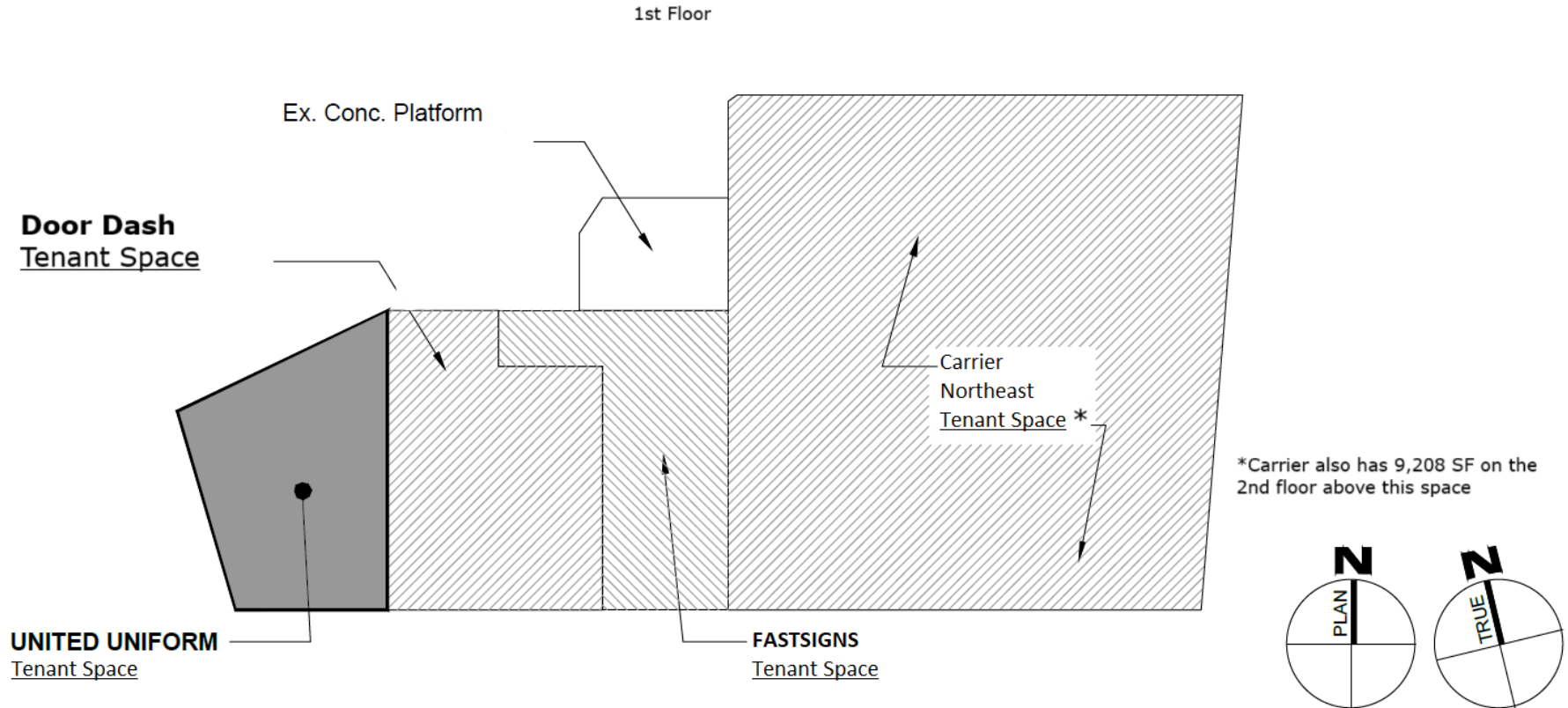


Exterior Photos



Floor Plan

KEY PLAN





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