

WALT'S INDUSTRIAL PARK

2 DWIGHT PARK
DRIVE SYRACUSE,
NY 13209

INDUSTRIAL PROPERTY FOR LEASE

JWP
COMMERCIAL

JOSHUA W. PODKAMINER, SIOR, CCIM
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SUMMARY

**OFFERING SUMMARY**

Lease Rate:	To Be Determined - Based on Renovations and Tenant Improvements
Building Size:	12,000 SF
Available SF:	12,000 SF
Lot Size:	1.6 Acres
Number of Units:	1
Year Built:	1989
Renovated:	2025
Zoning:	INDUSTRIAL-B

PROPERTY OVERVIEW

Currently under redevelopment planning with a variety of options including ceiling height changes, adding docks, exterior storage, and other planned upgrades.

PROPERTY HIGHLIGHTS

- Industrial Zoning
- Solvay Electric Power
- 600 AMP 240 Volt 3 Phase
- Single Tenant or Multi-Tenant Options
- 15' 2" Ceiling Clearance (Higher ceiling clearance options under consideration.)
- Exterior Storage
- Dock Level Door - Planning To Add Dock Height Doors

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SITE PLAN - CAMPUS PLANNING



0 30 60 90
SCALE IN FEET
AUGUST 22, 2025

 KEPLINGER
FREEMAN
ASSOCIATES
LANDSCAPE ARCHITECTURE

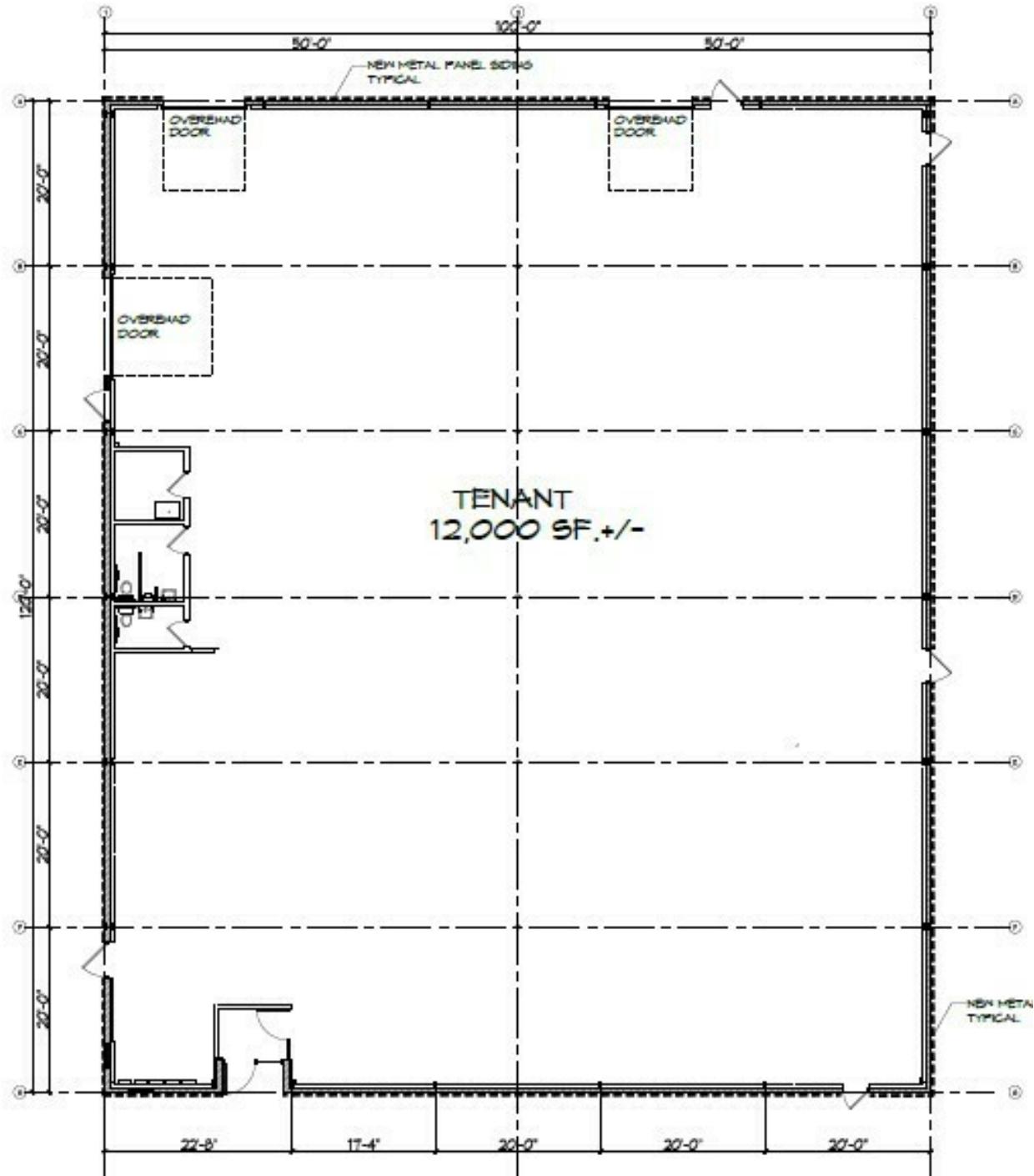
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BUILDING PLAN

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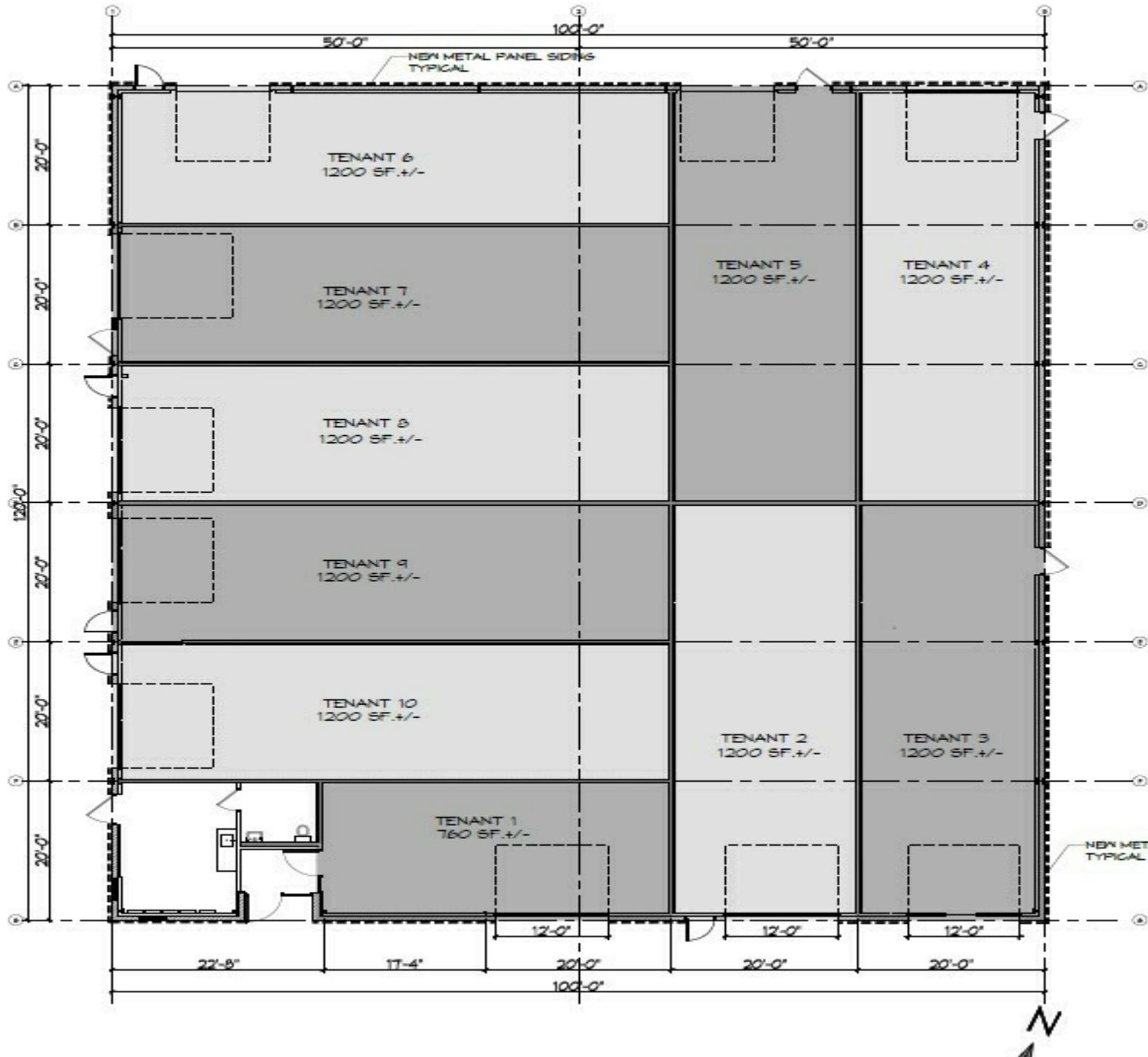


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SHALLOW BAY CONCEPT PLAN

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AERIAL

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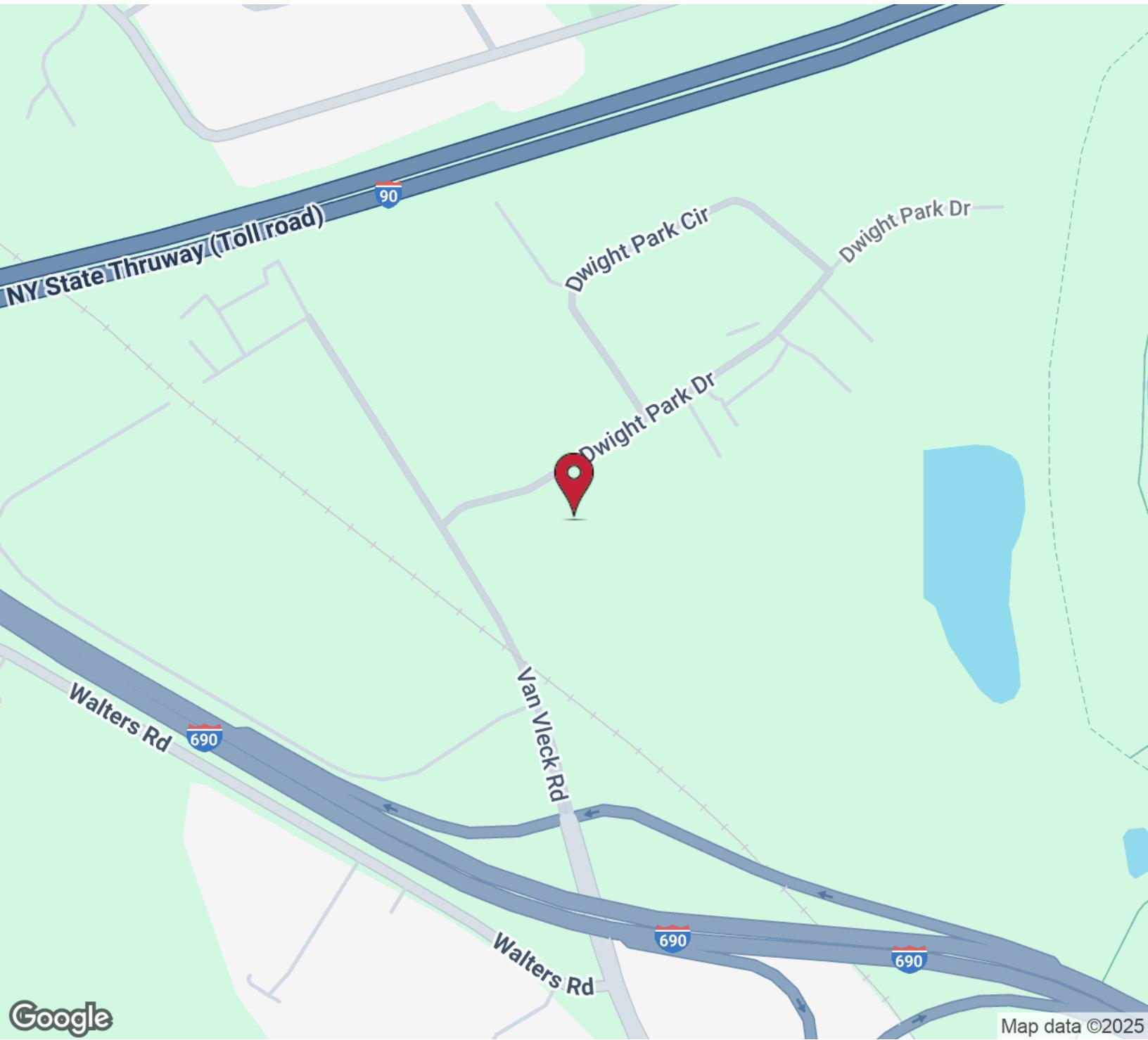
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LOCATION MAP

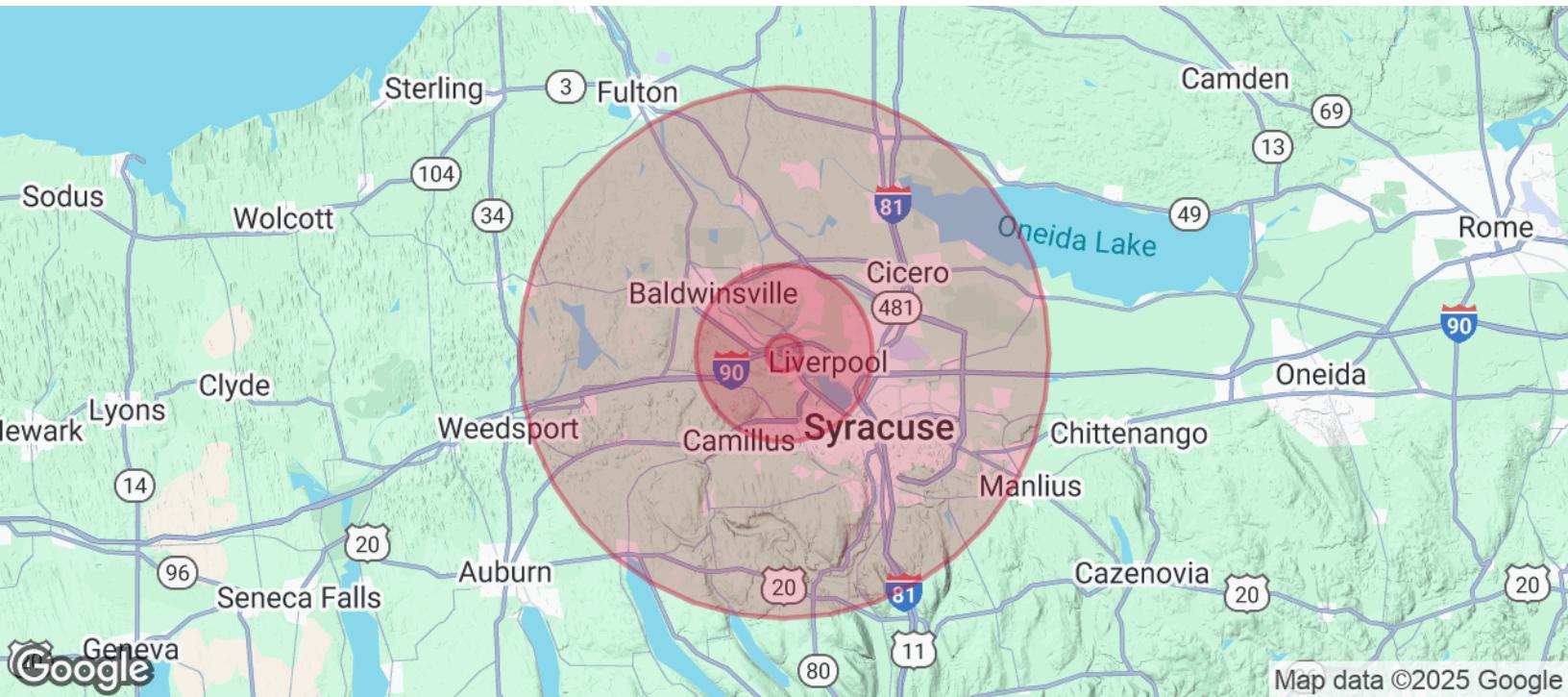
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	15 MILES
Total Population	1,541	105,290	455,038
Average Age	47	43	41
Average Age (Male)	46	41	40
Average Age (Female)	48	44	42

HOUSEHOLDS & INCOME	1 MILE	5 MILES	15 MILES
Total Households	654	45,710	189,570
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$92,890	\$100,111	\$94,519
Average House Value	\$167,067	\$223,122	\$230,177

Demographics data derived from AlphaMap

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ADVISOR BIO 1



JOSHUA W. PODKAMINER, SIOR, CCIM

Managing Member

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PROFESSIONAL BACKGROUND

Joshua W. Podkaminer, SIOR, CCIM is a native of Syracuse, New York. Josh and his wife, Rebecca, have four children and live in the nearby Jamesville - Dewitt area. Josh is active with his family and the community. Hobbies include travel, fly fishing, gardening (vegetable and pumpkin patch,) and a focus of being involved in his children's activities. Josh grew up around the commercial construction business and started working as a laborer on construction sites at the age of 14, which plays a significant role in his interest, and many friendships, with people in the construction trades. After graduating from Hobart College in 2000, Josh joined Montgomery Partners / Emhoff Associates as a real estate salesperson and quickly worked towards his real estate brokerage license. He purchased his first residential rental property in 2000, which expanded into a student housing business, and associated management, with properties immediately adjacent to Syracuse University. Real estate ownership and development has continued with projects including the Franklin Center Office Building, in the heart of Franklin Square, and OneGroup Center at 706 North Clinton Street in the Inner Harbor. The brokerage and management businesses were consolidated, and renamed, in 2015 into JWP Commercial, which today provides real estate brokerage, management, development, and consulting services with a focus throughout the Syracuse, NY and Onondaga County marketplace.

EDUCATION

Fayetteville-Manlius Schools, Manlius, New York

Lawrenceville School, Lawrenceville, New Jersey

Hobart and William Smith Colleges, Geneva, New York

MEMBERSHIPS

SIOR (Society of Industrial and Office Realtors)

CCIM (Certified Commercial Investment Member)

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