

SCHUYLER BUSINESS PARK

INDUSTRIAL PROPERTY FOR LEASE

JOSHUA W. PODKAMINER, SIOR, CCIM
315.423.9390
jwp@jwpcommercial.com

J|W|P
COMMERCIAL

I:B
HUEBER BREUER
A LEGACY OF CONSTRUCTION SOLUTIONS

FOR LEASE | SCHUYLER BUSINESS PARK
SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	750,000 SF
Available SF:	30,000 - 750,000 SF
Lot Size:	60 Acres
Year Built:	2023
Zoning:	Industrial

PROPERTY OVERVIEW

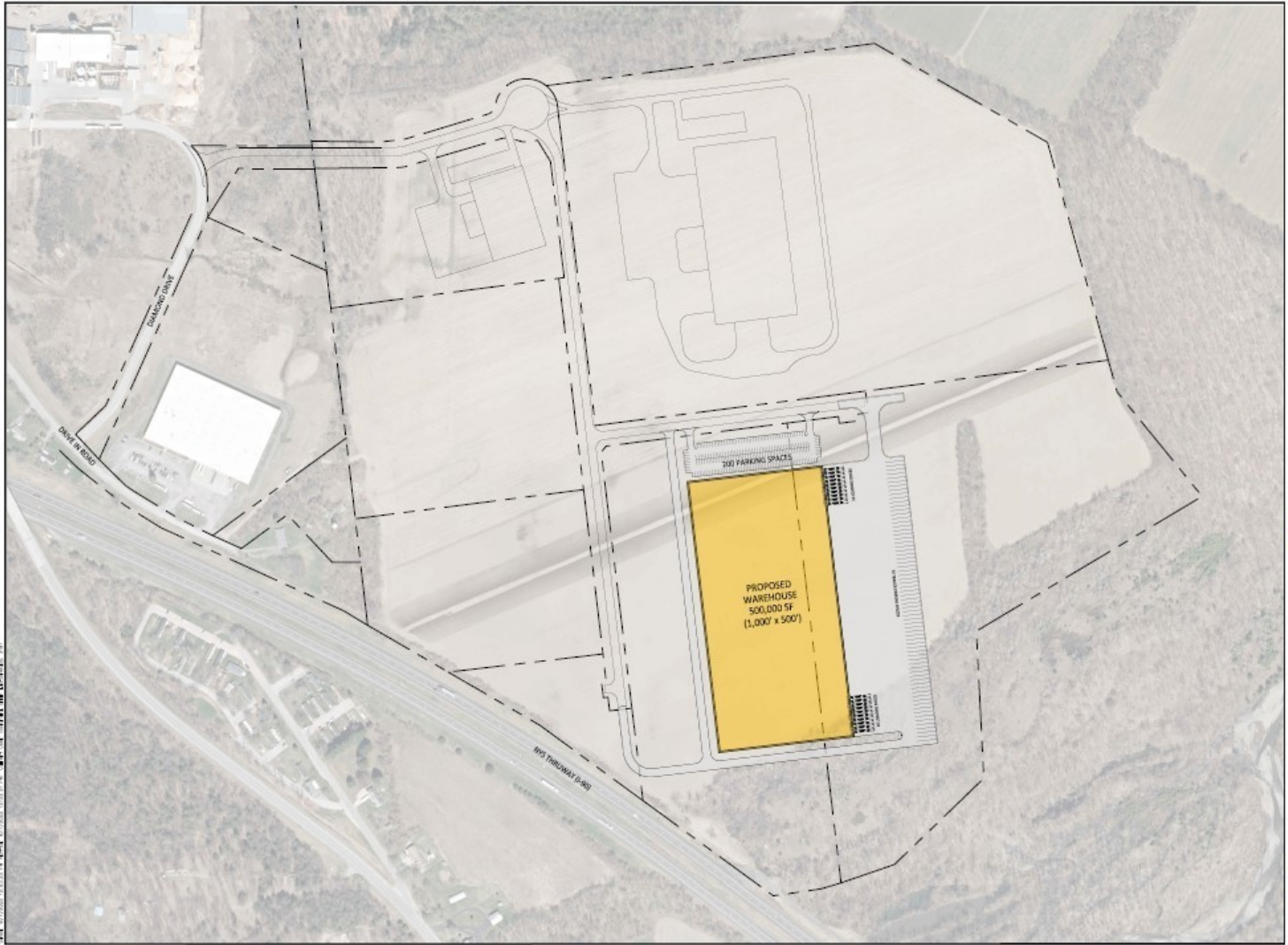
Schuyler Business Park (Join Pepsi, Home Depot, Wilcor, and Fountainhead Group)
Build-To-Suit Warehouse / Distribution

PROPERTY HIGHLIGHTS

- Located in the heart of New York State
- NYS Thruway (I-90 Visibility)
- Adjacent to NYS Thruway (I-90)
- State Route 5 Access Supports Tractor Trailer Traffic
- Manufacturing, Warehouse, and Distribution
- Easy Commute to Utica 15m, Rome 30m, Syracuse 55m, and Albany 1 hr
- National Grid Utilities (3 Phase Power and Natural Gas)
- Mohawk Valley Water Authority
- Fiber Optic (Level 3 Communications & TelCove)

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FOR LEASE | SCHUYLER BUSINESS PARK
SITE PLAN



A LEGACY OF CONSTRUCTION SOLUTIONS

PROJECT:

 PROPOSED WAREHOUSE

 SCHUYLER BUSINESS PARK

 SCHUYLER, NY

NO.	DATE	DESCRIPTION

CONCEPT PLAN

Designed By	Drawn By	Checked By
JWP	JWP	JWP
Date	Project No.	Scale
10/2023		1"=50'

Drawing No.

CONCEPT

JOSHUA W. PODKAMINER, SIOR, CCIM
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FOR LEASE | SCHUYLER BUSINESS PARK
BUSINESS PARK NEIGHBORS



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FOR LEASE | SCHUYLER BUSINESS PARK
BUSINESS PARK NEIGHBORS



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SEMICONDUCTOR PROXIMITY



JOSHUA W. PODKAMINER, SIOR, CCIM
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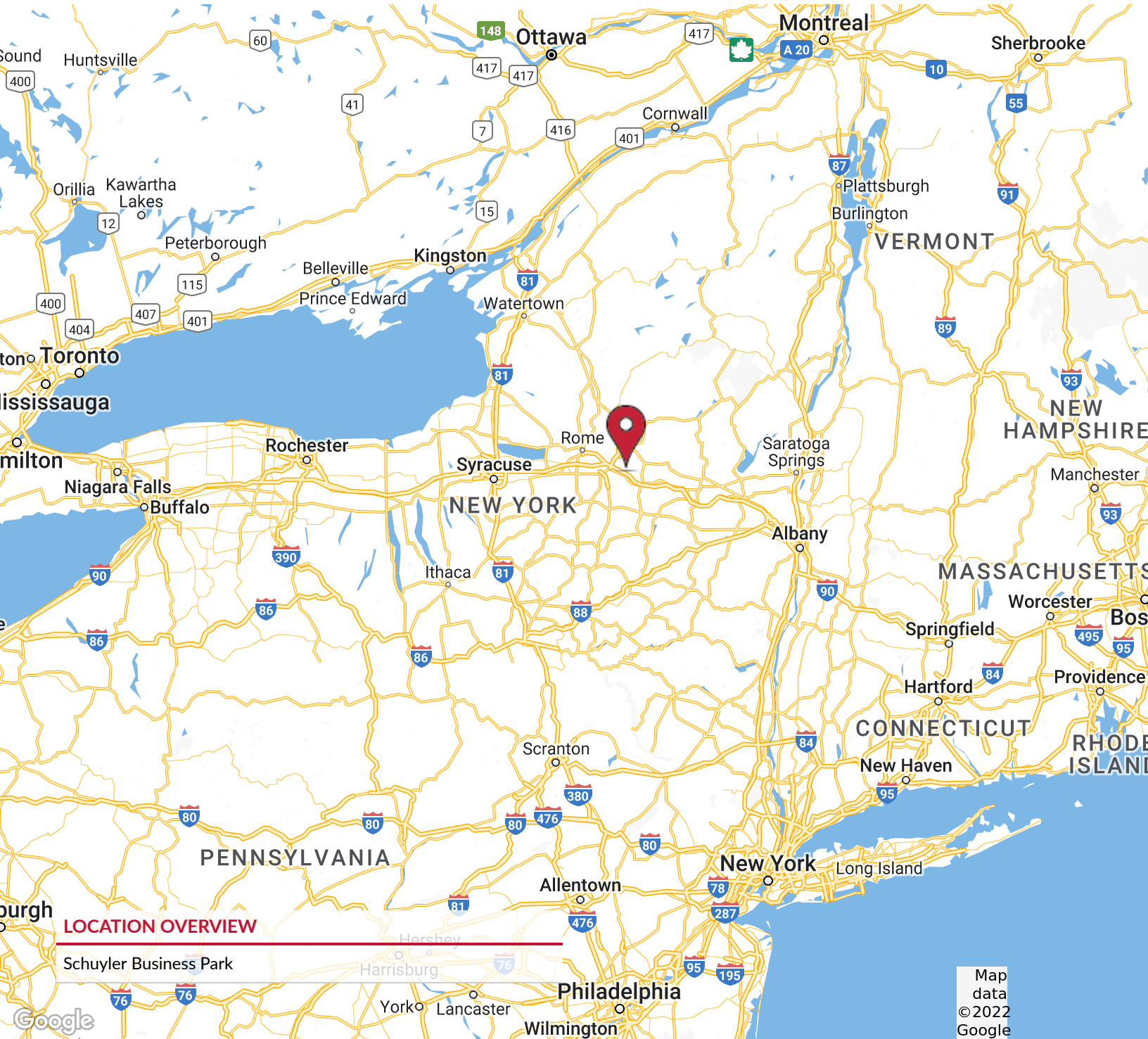
FOR LEASE | SCHUYLER BUSINESS PARK
AERIAL



Map data ©2022 Imagery ©2022 , CNES / Airbus, Maxar Technologies, New York GIS, USDA/FPAC/GEO

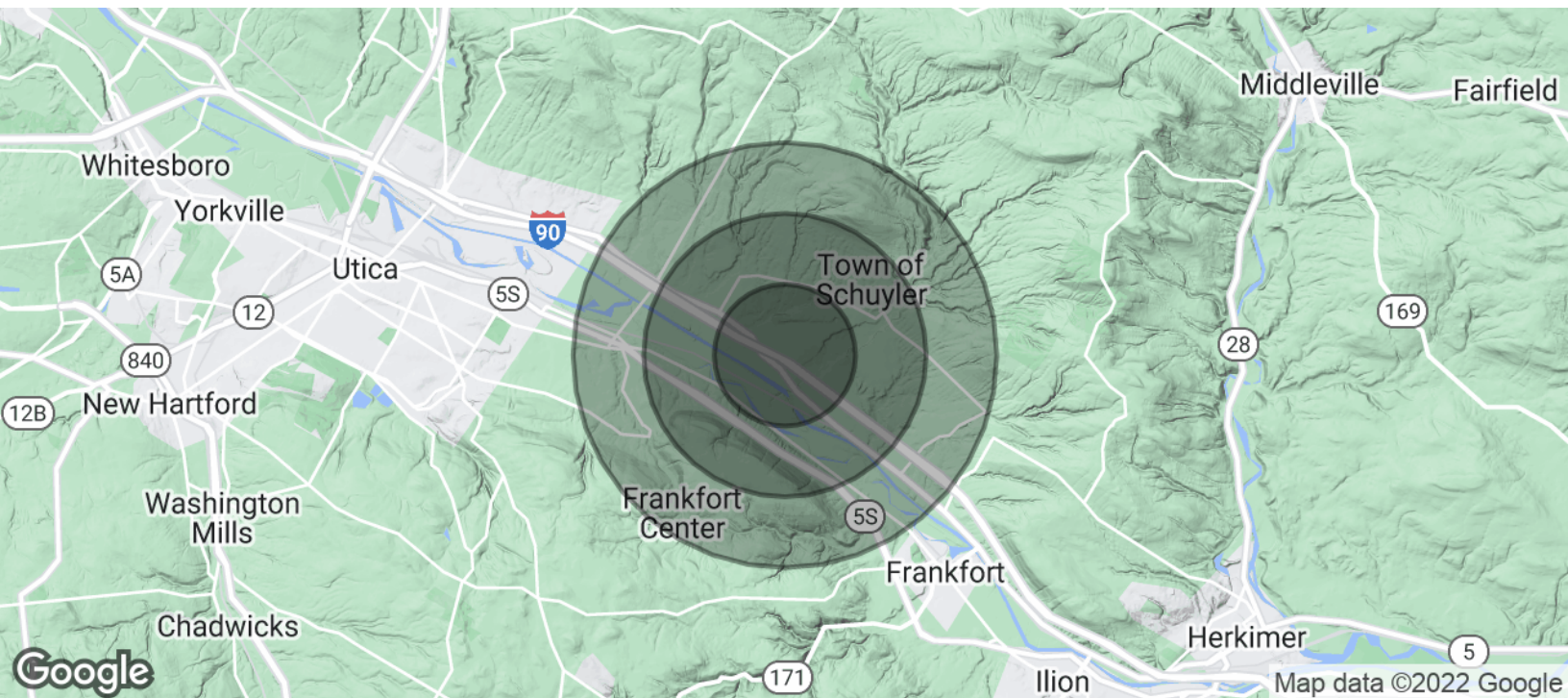
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REGIONAL MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,473	5,991	13,807
Average Age	39.2	40.7	40.6
Average Age (Male)	37.7	39.7	39.0
Average Age (Female)	42.9	43.4	42.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,658	2,870	6,533
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$62,108	\$62,121	\$62,365
Average House Value	\$100,960	\$106,001	\$107,867

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIO 1



JOSHUA W. PODKAMINER, SIOR, CCIM

Managing Member

jwp@jwpcommercial.com

Direct: 315.423.9390 | Cell: 315.415.6030

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)

JWP Commercial
126 North Salina Street
Syracuse, NY 13202
315.415.6030

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