

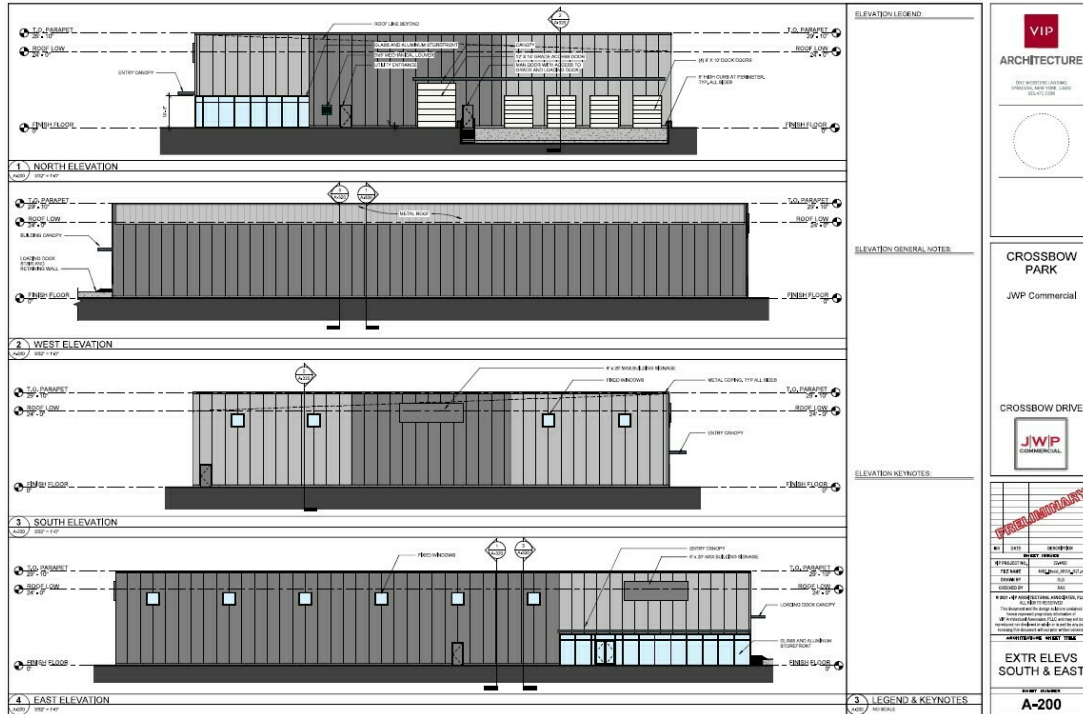
CROSSBOW INDUSTRIAL PARK - BUILDING LOT C

LAND FOR SALE & LEASE

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

J|W|P
COMMERCIAL

SUMMARY



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Available SF:	20,000 SF
Lot Size:	1.75 Acres
Price / Acre:	-
Zoning:	Industrial

PROPERTY OVERVIEW

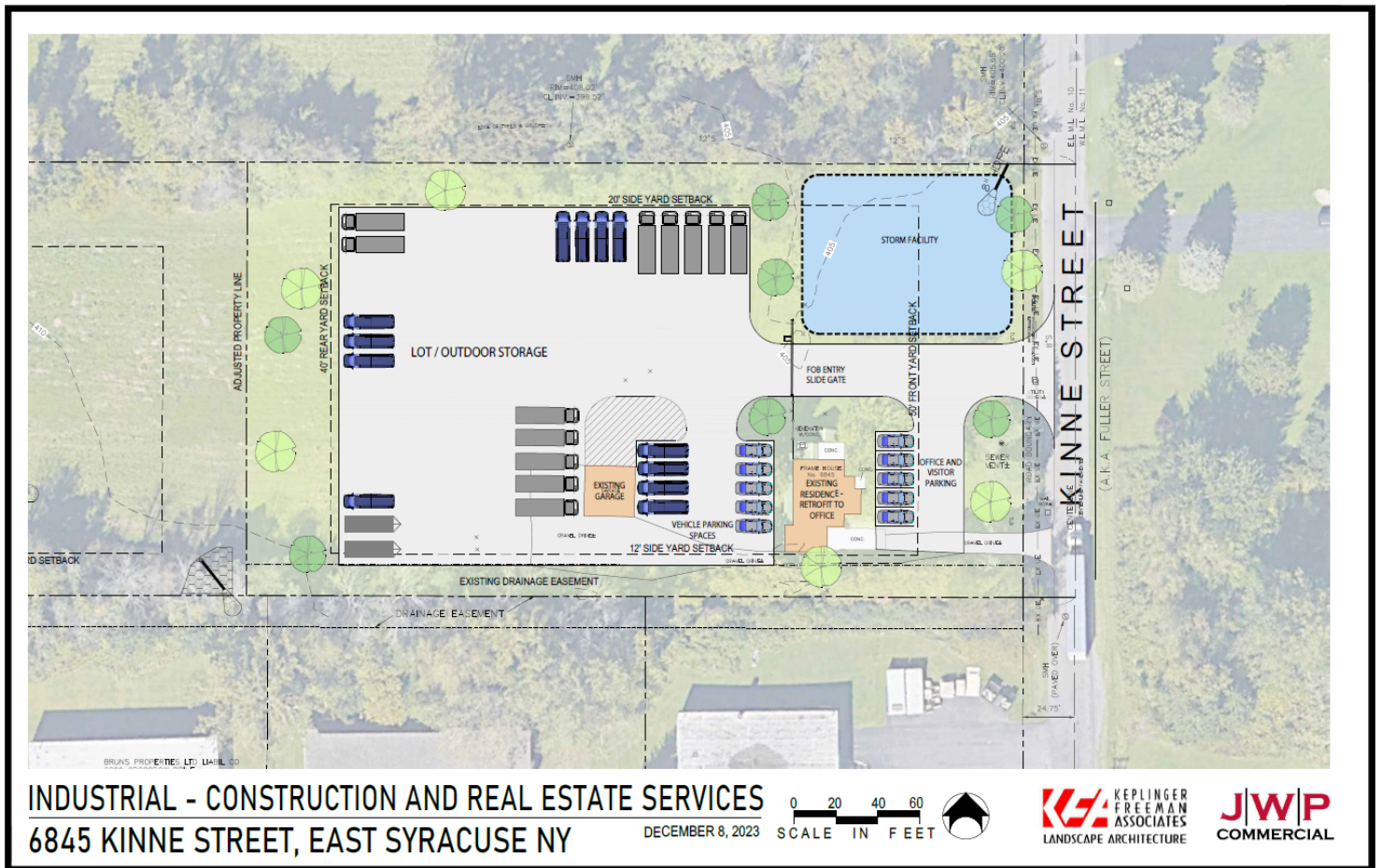
Crossbow Industrial Park - Building Lot C. Existing house and detached garage can be renovated or demolished for new construction. Industrial zoned parcel is an excellent location.

PROPERTY HIGHLIGHTS

- Town of Dewitt
- Industrial Zoning
- All Utilities to Site
- National Grid Electric and Gas
- Town of Dewitt (Water)
- Onondaga County (Sewer)
- Build-To-Suit (Preferred)

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CONCEPTUAL SITE PLAN



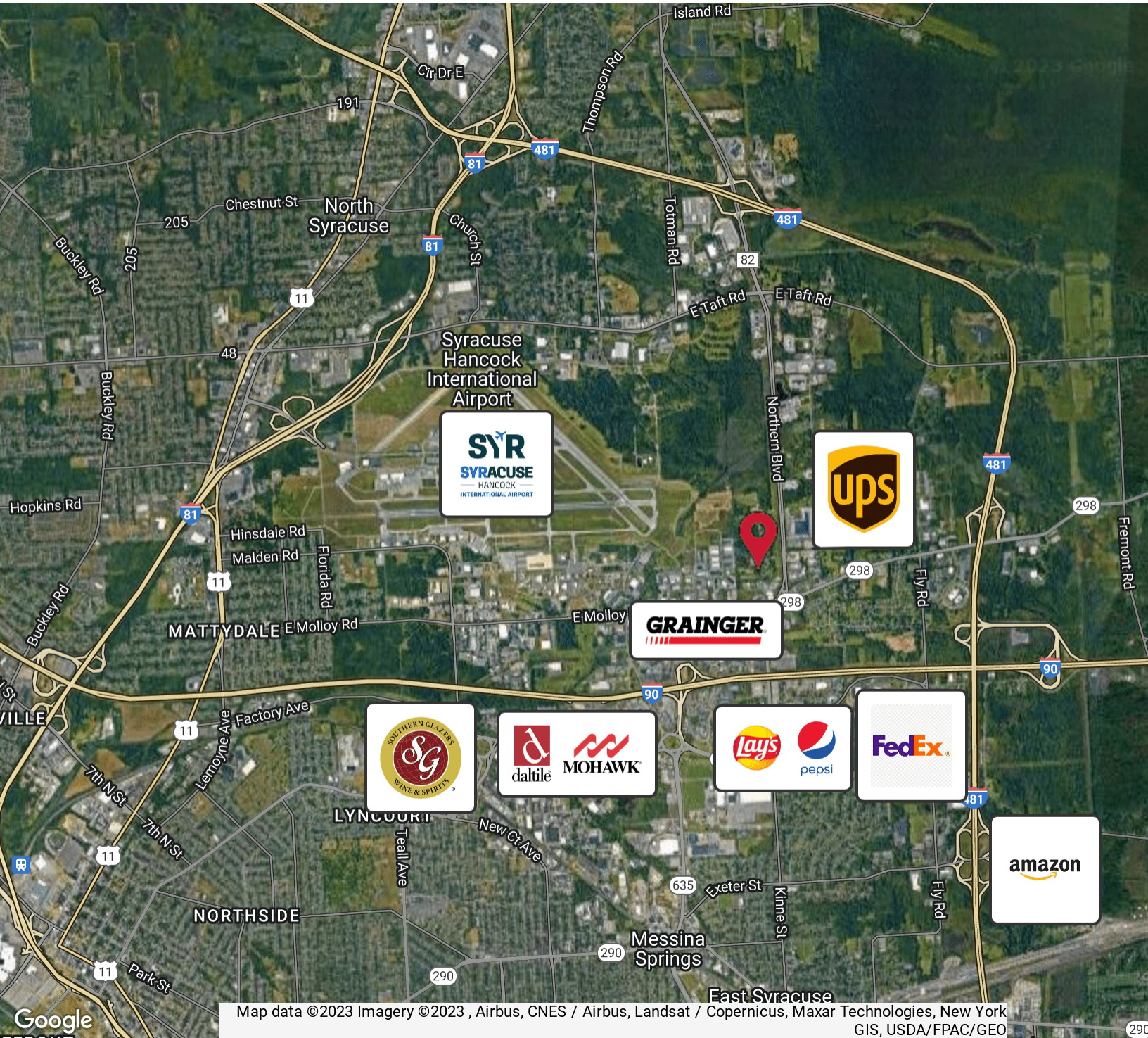
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LOCATION



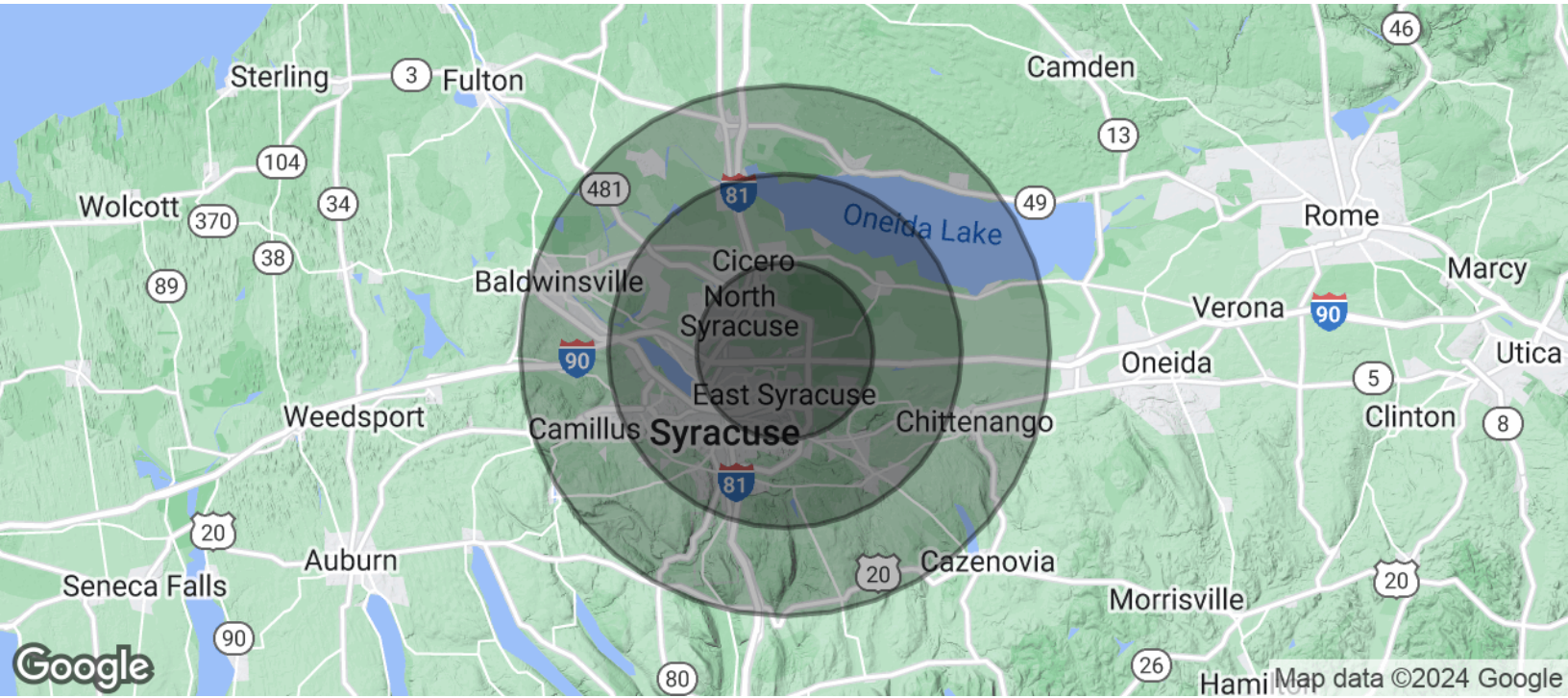
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AERIAL



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DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	138,080	366,396	461,548
Average Age	39.3	39.1	40.2
Average Age (Male)	37.5	37.5	38.7
Average Age (Female)	41.3	40.8	41.7
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	65,303	166,745	208,589
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$61,806	\$69,783	\$73,529
Average House Value	\$113,833	\$139,775	\$150,138

* Demographic data derived from 2020 ACS - US Census

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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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