



**6741 OLD COLLAMER RD  
EAST SYRACUSE, NY 13057**

INDUSTRIAL PROPERTY  
OWNER USER

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

Executive Summary  
Investment Highlights  
Floor Plan

## FINANCIAL OVERVIEW

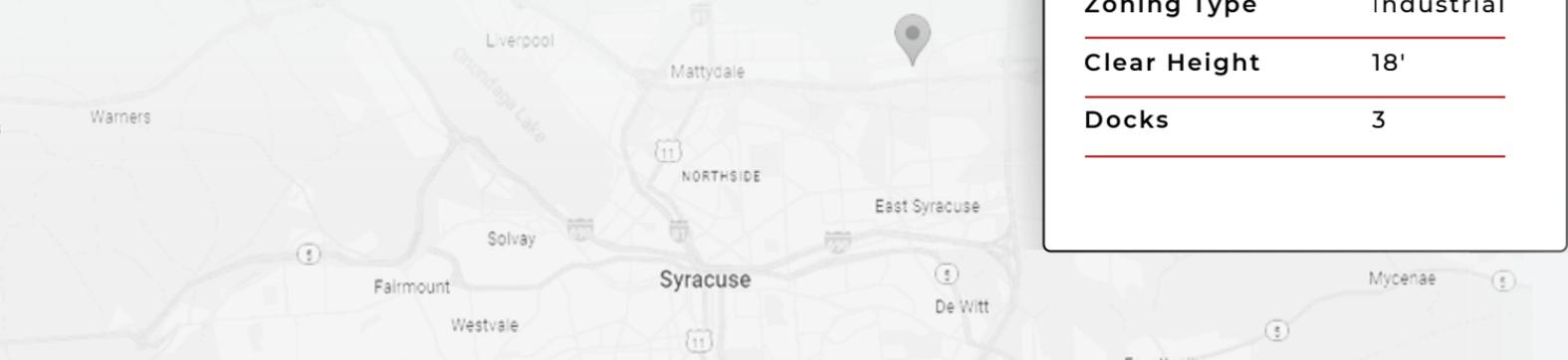
Financial Summary  
Rent Roll

## LOCATION OVERVIEW

About Syracuse, NY  
Demographics  
Map

# EXECUTIVE SUMMARY

6741 Old Collamer Rd in East Syracuse, NY offers a well-positioned 22,000 SF single-story industrial/flex facility on 1.57 acres, featuring 18-foot clear heights, three exterior loading docks, and an efficient open floor plan suitable for a wide range of production, warehousing, or distribution uses. Ideally located just off Carrier Circle with immediate access to I-90, I-481, and major regional transportation routes, the site provides exceptional connectivity to Syracuse Hancock International Airport, Downtown Syracuse, and Central New York's strongest industrial labor and logistics networks—making it a compelling opportunity for users seeking a high-functioning, strategically connected industrial asset.



## THE OFFERING

<b>Building SF</b>	22,000 SF
<b>Year Built</b>	1978
<b>Lot Size (Acres)</b>	1.57
<b>Parcel ID</b>	024.-05-13.1
<b>Zoning Type</b>	Industrial
<b>Clear Height</b>	18'
<b>Docks</b>	3

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# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Just off Carrier Circle with immediate access to I-90 and I-481, the site provides exceptional regional connectivity to Syracuse Hancock International Airport, Downtown Syracuse, and major logistics corridors.



**Expansive Space:** A single-story 22,000 SF floor plate on 1.57 acres delivers efficient, easily adaptable space for a variety of industrial and flex users.



**Strategic Features:** Thirty on-site parking spaces, strong visibility, and ample on-site circulation enhance operational convenience for single-tenant occupancy.



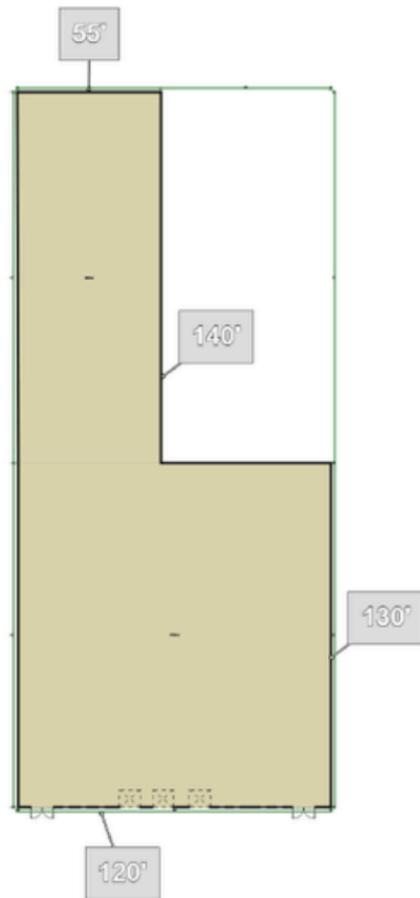
**Industrial Infrastructure:** The building offers 18-foot clear heights, durable masonry construction, and three exterior loading docks, supporting robust industrial functionality.



**Zoning Advantage:** Zoned O6, the property supports a wide range of industrial and commercial uses, offering flexibility for production, warehousing, and distribution operations.



# FLOOR PLAN



# FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
<b>OPERATING EXPENSES</b>						
<b>PROPERTY TAX</b>	\$18,602	\$18,974	\$19,353	\$19,740	\$20,135	\$20,538
<b>INSURANCE</b>	\$7,700	\$7,854	\$8,011	\$8,171	\$8,335	\$8,501
<b>TOTAL OPERATING EXPENSES</b>	\$26,302	\$26,828	\$27,364	\$27,911	\$28,470	\$29,039
<b>NET OPERATING INCOME</b>	(\$26,302)	(26,828)	(\$27,634)	(\$27,911)	(\$28,470)	(\$29,039)

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# RENT ROLL

## 6741 OLD COLLAMER RD RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Vacant	22,000				

TOTAL

22,000



# ABOUT SYRACUSE, NY

Syracuse, NY, offers a strong industrial real estate market driven by its strategic location in Central New York. The city benefits from excellent transportation infrastructure, including access to Interstate 81 and Interstate 690, which provide connectivity to key markets across the Northeast and Midwest. Syracuse is also served by Syracuse Hancock International Airport and a well-established rail network, making it a logistics hub for regional distribution.

The area has a diverse industrial base, including manufacturing, distribution, and technology sectors, with affordable land and competitive operating costs. This makes Syracuse an attractive option for companies seeking cost-effective space and a skilled labor force. With ongoing urban revitalization and a focus on infrastructure improvement, the industrial real estate market in Syracuse is poised for continued growth and investment opportunities.

<b>POPULATION</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2029 PROJECTION</b>	142	62,523	171,798
<b>2024 ESTIMATE</b>	146	64,472	176,063
<b>2020 CENSUS</b>	151	67,942	180,930
<b>HOUSEHOLD</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2029 PROJECTION</b>	58	27,064	72,523
<b>2024 ESTIMATE</b>	60	27,952	74,345
<b>2020 CENSUS</b>	62	29,470	75,586
<b>INCOME</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>AVG HOUSEHOLD INCOME</b>	68,566	69,706	69,447



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