



**6115 GILLETTE RD
CICERO, NY 13039**

INDUSTRIAL PROPERTY
OWNER USER

OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



Brian Rowe

Dispositions Officer



(315) 744-4063



brian@ironhornenterprises.com



Ryan Jenkins

VP of Dispositions



IronHorn Enterprises



315-214-8406



www.ironhornenterprises.com



5912 N Burdick St,
East Syracuse, NY 13057

2

PROPERTY OVERVIEW

Executive Summary
Investment Highlights
Floor Plan

3

FINANCIAL OVERVIEW

Operating Expenses

6

LOCATION OVERVIEW

Photos
About Cicero, NY
Demographics
Map

TABLE OF CONTENTS

EXECUTIVE SUMMARY

6115 Gillette Rd in Cicero, NY presents an outstanding owner-user opportunity featuring 12,882 SF of functional industrial space on 1.30 acres. The building includes approximately 1,000 SF of office space, 14' clear heights, and five drive-in doors, providing an efficient layout for warehousing, contractor operations, fleet maintenance, light manufacturing, or service-related businesses. The property's versatile configuration and ample loading capabilities make it well-suited for companies seeking a facility that can support both administrative and operational needs.

Strategically located just north of Syracuse with immediate access to I-81, I-481, and NYS Route 31, the property offers excellent connectivity throughout Central New York and convenient access to the broader Northeast transportation network. Positioned in the highly desirable Cicero industrial corridor near major employers, distribution hubs, and the future Micron semiconductor development, 6115 Gillette Rd provides an exceptional opportunity for businesses looking to own a well-located, highly functional industrial facility with long-term growth potential.

THE OFFERING

Building SF	12,882
Year Built	1961
Lot Size (Acres)	1.3
Parcel ID	051.-01-34.1
Zoning Type	Industrial
Clear Height	14'
Drive Ins	5



INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Strategically positioned in Cicero with convenient access to I-81, I-481, and NYS Route 31, offering efficient connectivity throughout the Syracuse market and Central New York.



Expansive Space: 12,882 SF on 1.30 acres with approximately 1,000 SF of office space delivers a balanced layout for administrative functions, warehousing, and operational growth.



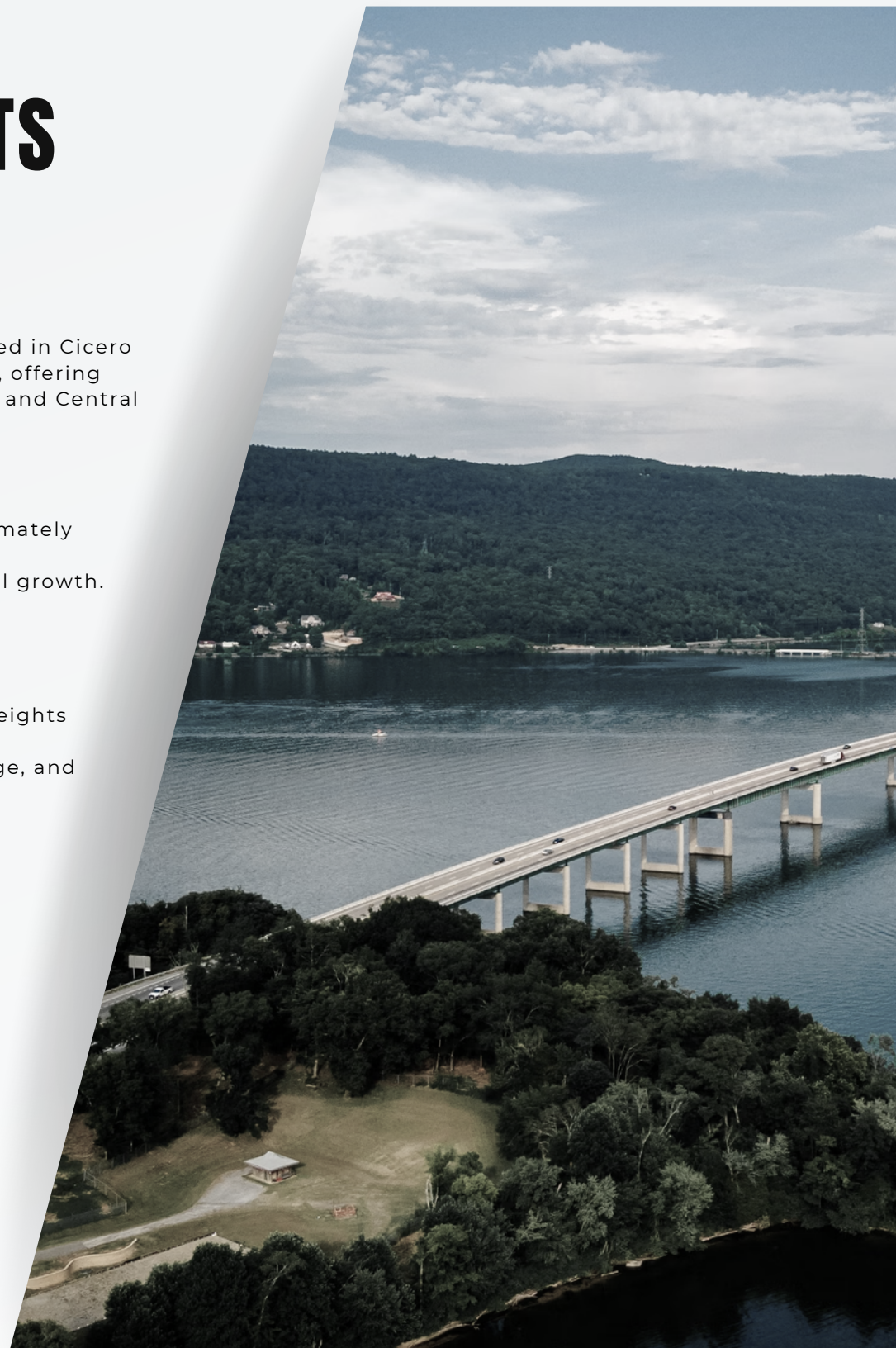
Strategic Features: Five drive-in doors and 14' clear heights provide exceptional operational efficiency for fleet maintenance, contractor businesses, equipment storage, and light industrial users.



Industrial Infrastructure: A functional warehouse configuration with multiple grade-level loading doors and ample site area supports streamlined logistics, vehicle access, and day-to-day industrial operations.



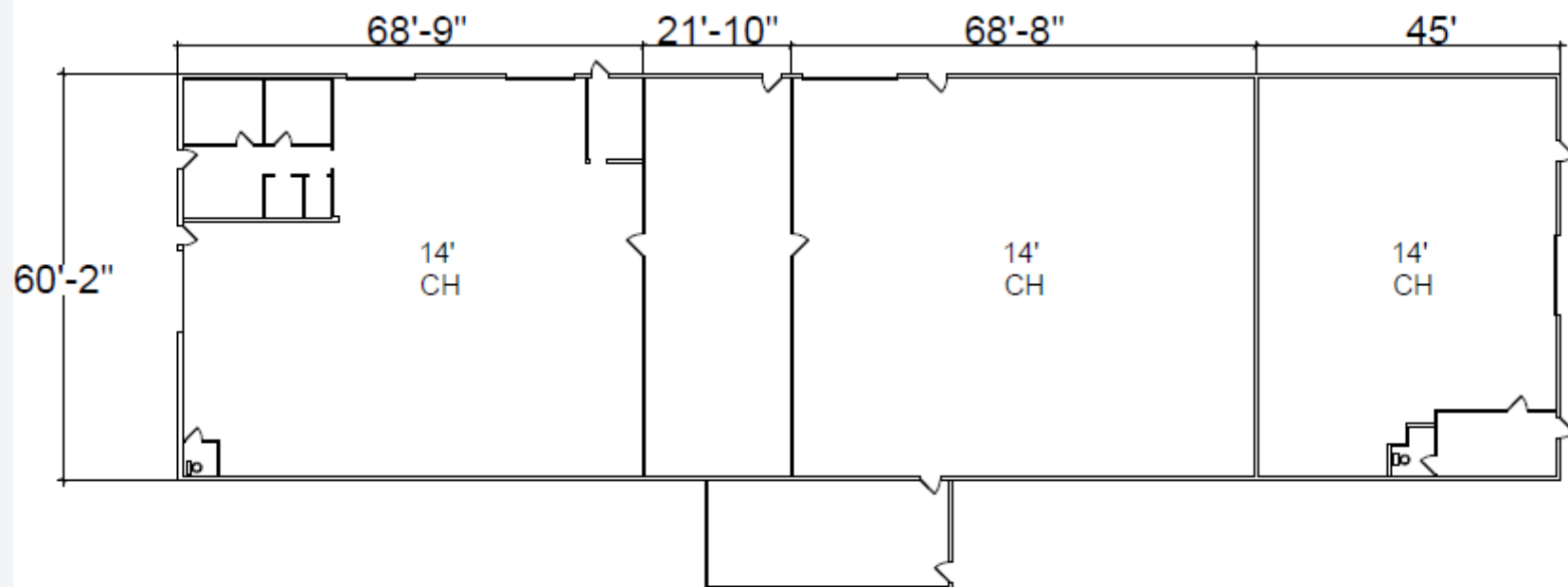
Zoning Advantage: Industrial zoning supports a wide range of warehouse, contractor, light manufacturing, and service-related operations, providing long-term flexibility for an owner-user.



FLOOR PLAN

6115 E Gillette Rd

12,882 SqFt



OPERATING EXPENSES

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
OPERATING EXPENSES						
PROPERTY TAX	\$19,879	\$20,277	\$20,682	\$21,096	\$21,518	\$21,948
INSURANCE	\$4,509	\$4,599	\$4,691	\$4,785	\$4,880	\$4,978
TOTAL OPERATING EXPENSES	\$24,388	\$24,875	\$25,373	\$25,880	\$26,398	\$26,926

PHOTOS

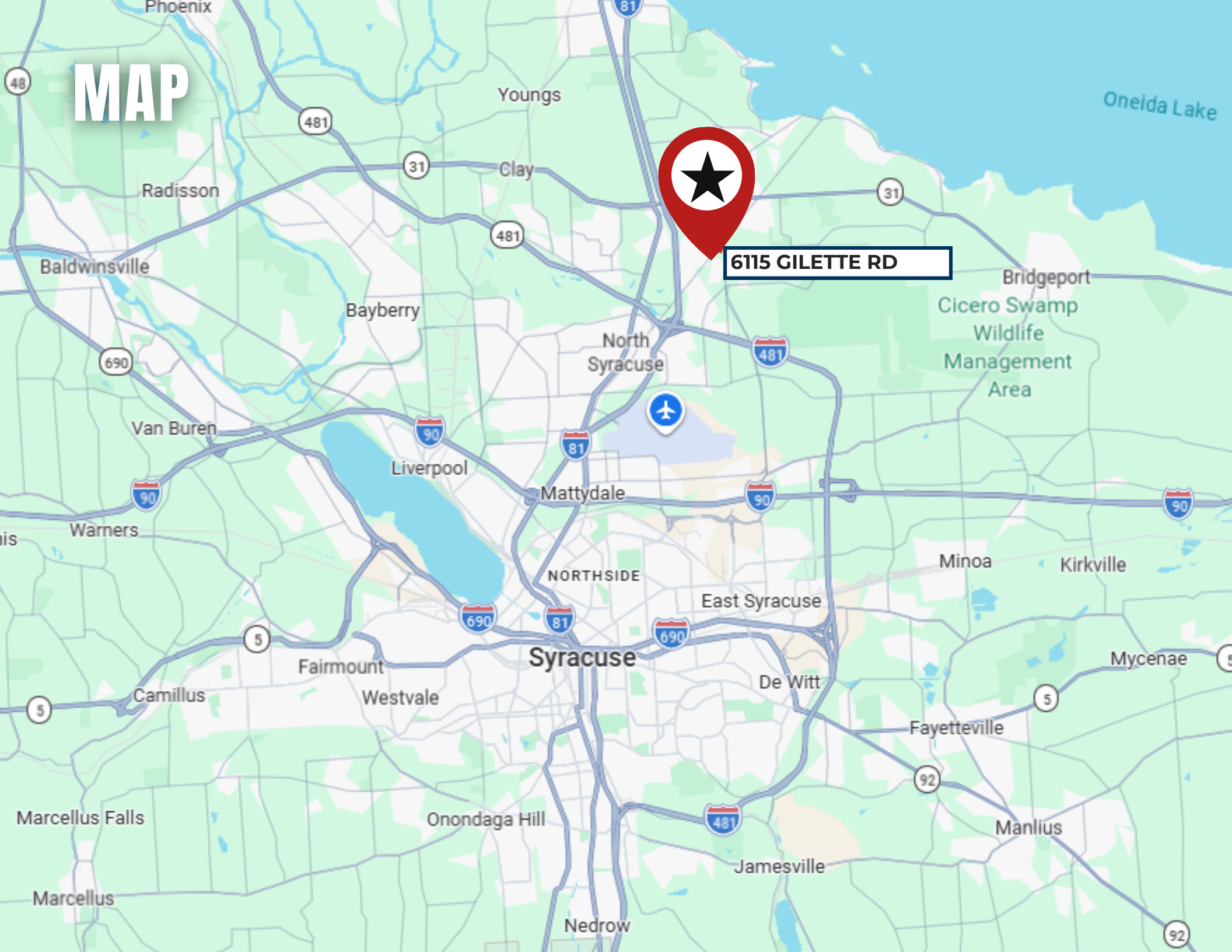


ABOUT CICERO, NY

Cicero, NY is one of Central New York's fastest-growing commercial and industrial markets, strategically positioned just north of Syracuse at the intersection of I-81, I-481, US Route 11, and NY Route 31. The town offers outstanding regional connectivity to the New York State Thruway (I-90), Syracuse Hancock International Airport, and major Northeast markets. Its proximity to the transformative Micron semiconductor development in neighboring Clay continues to drive significant investment in infrastructure, workforce growth, and industrial demand, making Cicero an increasingly attractive destination for manufacturing, logistics, warehousing, and commercial development.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	5,555	31,750	60,954
2025 POPULATION	5,324	29,974	58,081
2030 PROJECTION	5,247	29,434	57,162
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	2,377	12,834	25,129
2025 HOUSEHOLDS	2,266	12,091	23,866
2030 PROJECTION	2,229	11,862	23,462
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$118,561	\$117,660	\$112,199

MAP



6115 GILLETTE RD | CICERO, NY 13039

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY



Brian Rowe

Dispositions Officer



(315) 744-4063



brian@ironhornenterprises.com



Ryan Jenkins

VP of Dispositions



IronHorn Enterprises



315-214-8406



www.ironhornenterprises.com



5912 N Burdick St,
East Syracuse, NY 13057

CONFIDENTIALITY AGREEMENT & DISCLAIMER

CONFIDENTIALITY STATEMENT The information contained in the following offering memorandum is proprietary and strictly confidential to IRONHORN ENTERPRISES and its related entities. It is intended to be reviewed only by the intended recipient from IRONHORN ENTERPRISES and it should not be made available to any other person or entity without the explicit written consent of IRONHORN ENTERPRISES. By taking possession of and reviewing the information contained herein, the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the offering memorandum. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers in order to establish a preliminary level of interest in the subject property. The information contained herein is not intended as a substitute for due diligence by the recipient or any interested party in the subject property. IRONHORN ENTERPRISES has not made any investigation, makes no warranty or representation with respect to the income and expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, capital improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources that are believed to be reliable; however, IRONHORN ENTERPRISES has not verified, and will not verify nor has any duty to verify for the recipient, any of the information contained herein, nor has IRONHORN ENTERPRISES conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. Prospective buyers shall not use any of the information contained within the offering memorandum to contact any tenant unless given express permission from IRONHORN ENTERPRISES. PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE IRONHORN ENTERPRISES LISTED AGENT FOR MORE INFORMATION.