



34 WRIGHT AVE AUBURN, NY 13021

INDUSTRIAL PROPERTY
OWNER USER



Ryan Jenkins
VP of Investment Sales
rjenkins@ironhornEnterprises.com

OFFERING MEMORANDUM

TABLE OF CONTENTS

EXCLUSIVELY PRESENTED BY



Ryan Jenkins

VP of Investment Sales

📞 631-833-5152

✉️ Rjenkins@ironhornenterprises.com

Ironhorn Enterprises

📞 315-214-8406

🌐 www.ironhornenterprises.com

📍 5912 N Burdick St,
East Syracuse, NY 13057



PROPERTY OVERVIEW

Executive Summary
Investment Highlights

FINANCIAL OVERVIEW

Financial Summary
Rent Roll
Tenant Summary

LOCATION OVERVIEW

About Auburn, NY
Demographics
Map

EXECUTIVE SUMMARY

34 Wright Ave presents a substantial owner user industrial opportunity totaling 49,026 SF across 2 buildings, situated on 3.05 acres in Auburn's established industrial district. Built in 1949, the property offers functional infrastructure including 18-foot clear heights, eight drive-in doors, and eight exterior dock positions, supporting a wide range of manufacturing, warehousing, and distribution uses.

Strategically located just minutes from NY-34, NY-5, and the NYS Thruway (I-90), the property offers excellent regional connectivity to Syracuse, Rochester, the Finger Lakes, and Central New York's major labor and logistics hubs. Its strong transportation access, combined with its large contiguous footprint, loading capabilities, and flexible multi-tenant layout, make 34 Wright Ave a compelling acquisition for owner-users or investors seeking scalable industrial space in a well-positioned and accessible Central New York location.



THE OFFERING

Building SF	49,026 SF
Year Built	1949
Lot Size (Acres)	3.05
Parcel ID	115.73-1-5.1
Zoning Type	Industrial
Clear Height	18'
Drive Ins	8
Docks	8

Ryan Jenkins
VP of Investment Sales
rjenkins@ironhornenterprises.com

INVESTMENT HIGHLIGHTS

- Prime Location & Accessibility:** The property offers excellent regional connectivity with quick access to NY-34, NY-5, and the NYS Thruway (I-90), linking Auburn to Syracuse, Rochester, and major Central New York logistics hubs.
- Expansive Space:** A single-story 49,026 SF floor plate on 3.05 acres provides efficient, scalable space ideal for both owner-users and multi-tenant configurations.
- Strategic Features:** With eight drive-in doors, 150 parking spaces, and ample yard and circulation area, the site supports high operational throughput and logistical convenience.
- Industrial Infrastructure:** Eighteen-foot clear heights, masonry construction, and eight exterior loading docks offer robust industrial capabilities suited for manufacturing, warehousing, and distribution operations.
- Zoning Advantage:** Industrial zoning supports a wide range of heavy-duty uses, including manufacturing, processing, distribution, and equipment storage.



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$279,972	\$286,383	\$294,784	\$303,432	\$312,336	\$321,501
TAX & INS	\$17,152	\$17,495	\$17,845	\$18,202	\$18,566	\$18,937
EFFECTIVE GROSS REVENUE	\$297,124	\$303,878	\$312,629	\$321,634	\$330,901	\$340,438
OPERATING EXPENSES						
PROPERTY TAX	\$52,282	\$53,328	\$54,394	\$55,482	\$56,592	\$57,724
INSURANCE	\$17,159	\$17,502	\$17,852	\$18,209	\$18,574	\$18,945
TOTAL OPERATING EXPENSES	\$69,441	\$70,830	\$72,247	\$73,691	\$75,165	\$76,669
NET OPERATING INCOME	\$227,683	\$233,048	\$240,382	\$247,943	\$255,736	\$263,769

Ryan Jenkins
 VP of Investment Sales
 rjenkins@ironhornenterprises.com

RENT ROLL

34 WRIGHT AVE RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Currier	9,000	\$37,800	\$4.20	09/23/2025	09/23/2030
Space 2	Unity House	10,626	\$218,172	\$20.53	02/26/2018	02/26/2032
Space 3	Sasquatch Welding & Metal Works LLC	3,500	\$24,000	\$6.86	01/01/2026	12/31/2030
Space 4	Vacant	25,900				
TOTAL		49,026	\$279,972			



TENANT SUMMARY

Currier Plastics, Inc.

CURRIER

Currier provides custom injection molding, custom blow molding, tooling, and design engineering for industries including: healthcare, packaging, and more!

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	09/23/2025
Lease Expiration	09/23/2030
Base Term Remaining	5 years
Options	Extension Term
Rental Increase	2.5% Annually

Unity House



Unity House, founded in 1977, supports people in recovery from mental illness, developmental disabilities, and substance use disorders through housing, care, and employment services. Serving over 700 individuals in central New York, it focuses on person-centered support that empowers people to live fulfilling, independent lives.

LEASE OVERVIEW

Lease Type	Gross Net
Lease Commencement	02/26/2018
Lease Expiration	02/26/2032
Base Term Remaining	5 years
Options	-
Rental Increase	3% Annually

Ryan Jenkins
VP of Investment Sales
rjenkins@ironhornenterprises.com

TENANT SUMMARY

Sasquatch Welding & Metal Works LLC

Sasquatch Welding and Metal Works provides high-quality, precision welding for residential and commercial needs. Our experienced team uses modern equipment to deliver reliable results on every project.

LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	01/01/2026
Lease Expiration	12/31/2030
Base Term Remaining	5 years
Rental Increase	3% annualy

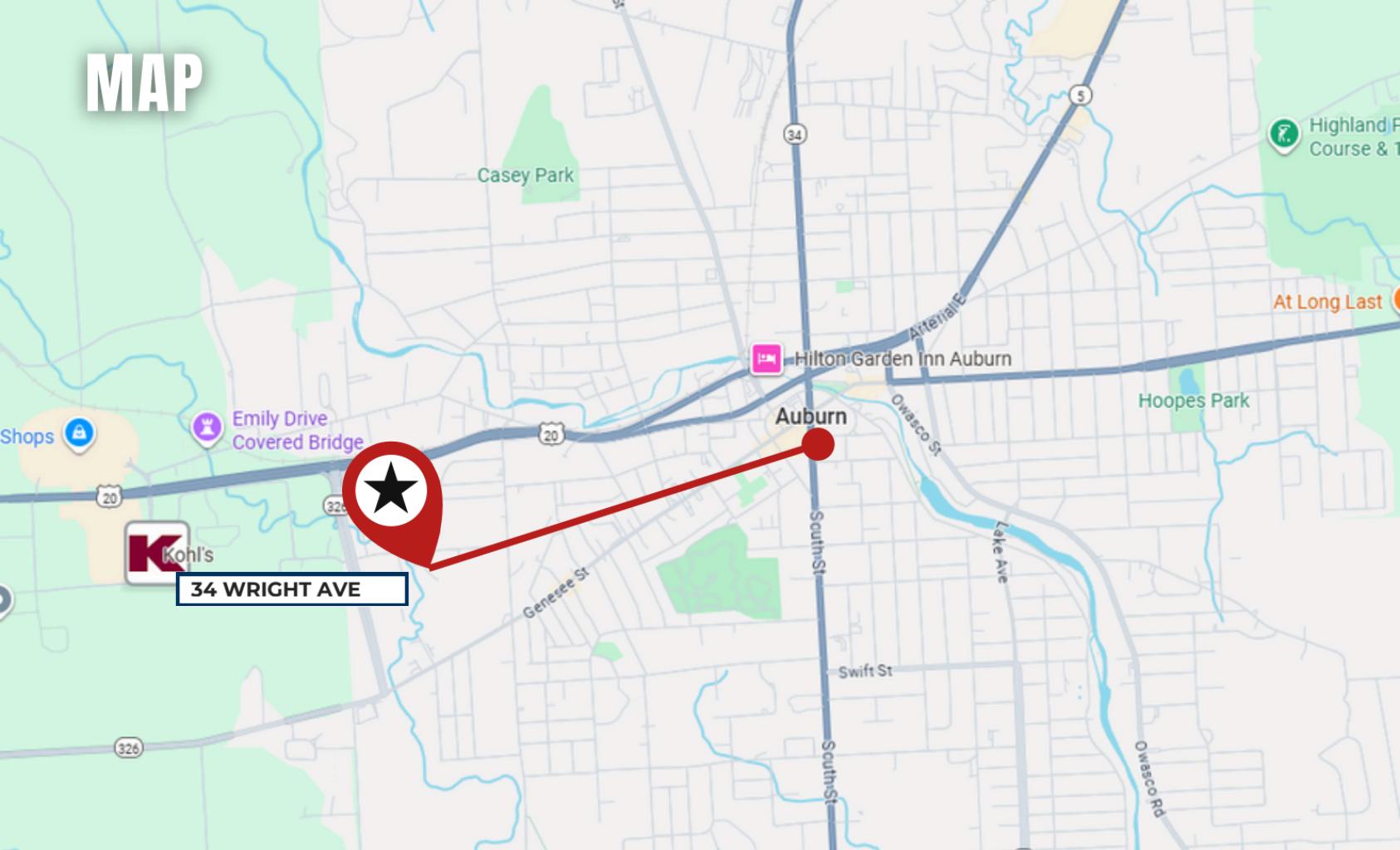
Ryan Jenkins
VP of Investment Sales
rjenkins@ironhornenterprises.com

ABOUT AUBURN, NY

Auburn, NY is a strategically positioned industrial market in the Finger Lakes region, offering excellent access to NY-34, NY-5, and the NYS Thruway (I-90), making it an efficient hub for manufacturing, warehousing, and distribution. The city features a mix of legacy industrial buildings and adaptable flex/warehouse assets, with generally tight availability and cost-competitive occupancy compared to larger nearby metros. Supported by a stable regional workforce, proximity to Syracuse, and active economic development initiatives, Auburn continues to attract industrial and commercial users seeking scalable space, strong transportation connectivity, and favorable operating costs.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	8,451	31,802	36,380
2024 ESTIMATE	8,039	31,087	35,617
2029 PROJECTION	7,891	30,686	35,169
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	3,345	13,734	15,600
2024 ESTIMATE	3,206	13,465	15,318
2029 PROJECTION	3,146	13,273	15,103
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$52,576	\$68,314	\$73,229

MAP



34 WRIGHT AVE | AUBURN, NY 13021

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY



Ryan Jenkins

VP of Investment Sales

📞 631-833-5152

✉️ rjenkins@ironhornEnterprises.com



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. 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. If you have no interest in the subject property, please promptly return this offering memorandum to IRONHORN ENTERPRISES at 5857 Fisher Rd, Syracuse, NY 13057. 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. PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE IRONHORN ENTERPRISES LISTED AGENT FOR MORE