

FOR SALE

2200 Hencle Blvd

Lysander, New York 13027



Industrial Land, High-Bay Warehouse Proposed!

## 123.5± Acres Zoned Industrial

### Property Highlights

- Shovel ready industrial land with immediate highway access
- Water, gas, electric & septic brought to site
- Only 6 miles to Exit 39 of NYS Thruway E/W
- 12 miles northwest of Syracuse
- Frontage on I-690 & NYS Route 48
  - 1,200' frontage on I-690
  - 1,900' frontage on Hencle Blvd
- Located at entrance to Radisson Corporate Park (Budweiser, Mclane NE, Argana Fruit, etc.)
- Site plan showing \$120 million, 1,007,500± SF high-bay 40' clear warehouse approved by Town (650' x 1,550')
- Owner will build to suit, lease sections of new building, or sell

### Contact

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Demographic	1 Mile	3 Miles	5 Miles
Population	1,173	16,840	37,664
Households	411	7,082	15,837
Average H.H. Income	\$127,997	\$108,421	\$105,381
Daytime Employees	225	6,082	9,744

Source: ESRI Business Analyst 2022

Drive Times	
I-690	0.2 miles/1 minute
I-90	6.6 miles/6 minutes
I-81	14.5 miles/15 minutes

Source: Google Maps



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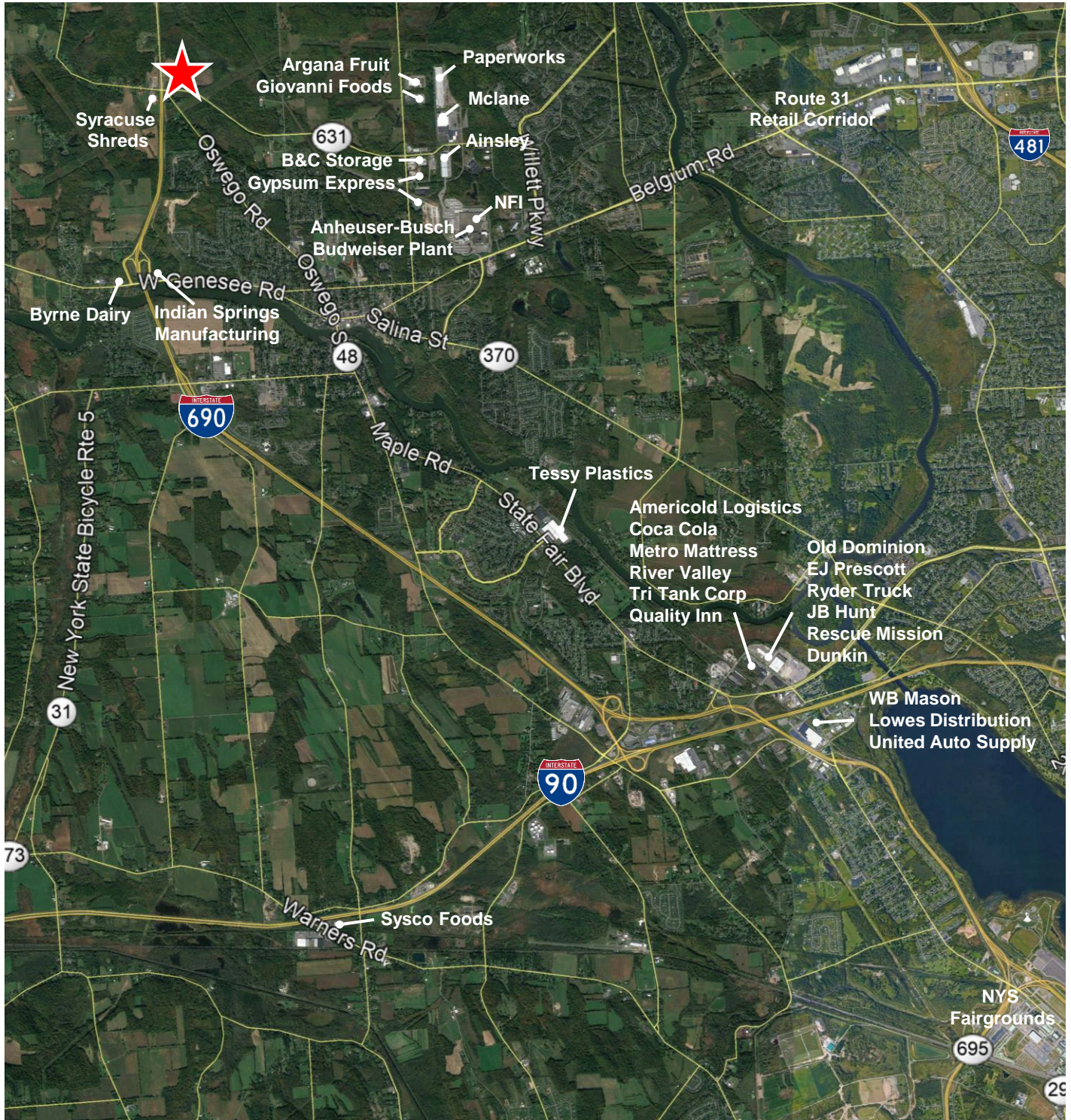


The 950-acre Radisson Corporate Park provides building sites for industry and offices. To date, 40 firms employing 2,500± people have located in the park.. These firms produce products as diverse as beer, fruit, printing and electronic components, all are serviced with underground water, sewage, gas, electric, and telephone utilities. Radisson Corporate Park is Located 12 miles Northwest of Syracuse. Existing firms in the Radisson Community include:

- Anheuser-Busch Brewery – 1,585,000± square-foot plant employs 800
- Paperworks – 500,000± square-foot warehouse employs 250
- McLane Northeast – 450,000± square-foot warehouse employs 300
- Agrana Fruit US Inc. - 107,292± square-foot plant employs 120
- Ainsley Superior Warehouse – 250,000± square-foot warehouse employs 50
- Giovanni Foods - 175,000± square-foot warehouse employs 100
- Gypsum Express – 30,000± square-foot truck terminal and office employs 150

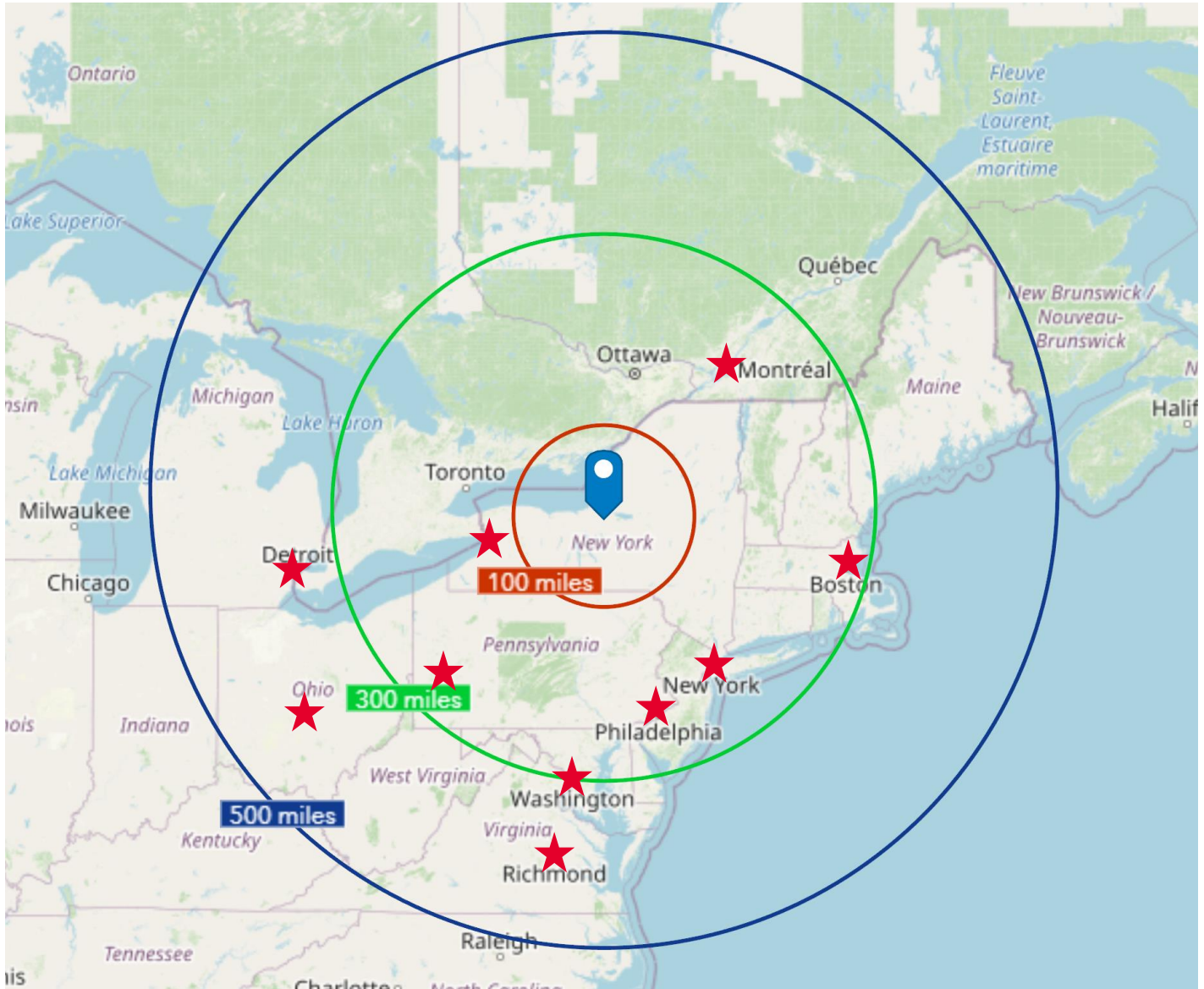
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## **MAJOR CITIES WITHIN 500 MILES OF SITE!**

<b>BUFFALO, NY</b>	± 187 miles	<b>PITTSBURGH, PA</b>	± 357 miles
<b>MONTREAL, QC</b>	± 249 miles	<b>WASHINGTON D.C.</b>	± 398 miles
<b>NEW YORK, NY</b>	± 263 miles	<b>DETROIT, MI</b>	± 399 miles
<b>PHILADELPHIA, PA</b>	± 270 miles	<b>COLUMBUS, OH</b>	± 467 miles
<b>BOSTON, MA</b>	± 323 miles	<b>RICHMOND, VA</b>	± 490 miles