



FOR SALE

12.04± ACRE & 14.55± ACRE LOTS AVAILABLE

EXCLUSIVE CONTACT

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FOR SALE

WELL-POSITIONED INDUSTRIAL SITES!

Property Highlights

- Shovel-ready industrial land in an active, proven park
- Both parcels are zoned industrial and sit alongside operating manufacturers already in the park including Tessy Plastics, Universal Forest Products, Volpi USA, Mack Studios, 4M Precision and Bo-Mer Plastics, which demonstrates a track record of successful industrial development at this location
- Sited in a federally designated Opportunity Zone, giving a qualified buyer or developer access to capital gains tax deferral and basis step-up benefits by investing through a Qualified Opportunity Fund, a real edge for ground-up development compared to land outside a zone
- Direct financial incentives may be available through the Auburn Industrial Development Authority (AIDA)
- Additional state incentives may stack on top of AIDA benefits
- The property offers strong logistics access that supports both freight movement and workforce commuting. It sits roughly 10.5 miles from I-90/the NYS Thruway, about 35 miles from Syracuse Hancock International Airport, is close to NYS Route 34 (the closest state highway), and has public transit service nearby
- Access to an established regional workforce, Auburn and Cayuga County anchor a manufacturing and logistics labor pool, offering experienced industrial labor
- Favorable cost fundamentals, Auburn's cost of doing business and cost of living run well below the Syracuse/Central NY average, supporting stronger margins for an owner-occupant and easing wage pressure for future tenants

