FOR SALE

124± Acres



300 MW DATA CENTER CAMPUS

2200 Hencle Blvd, Baldwinsville, New York 13027

For more information, please contact:

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East Syracuse, New York 13057
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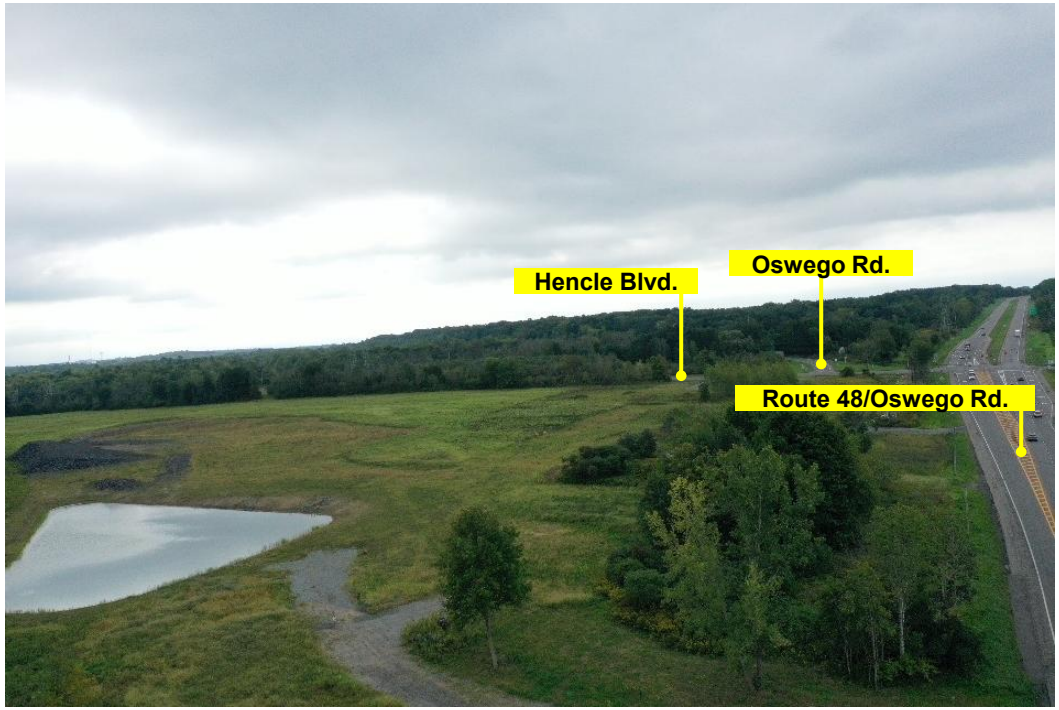
pyramidbrokerage.com

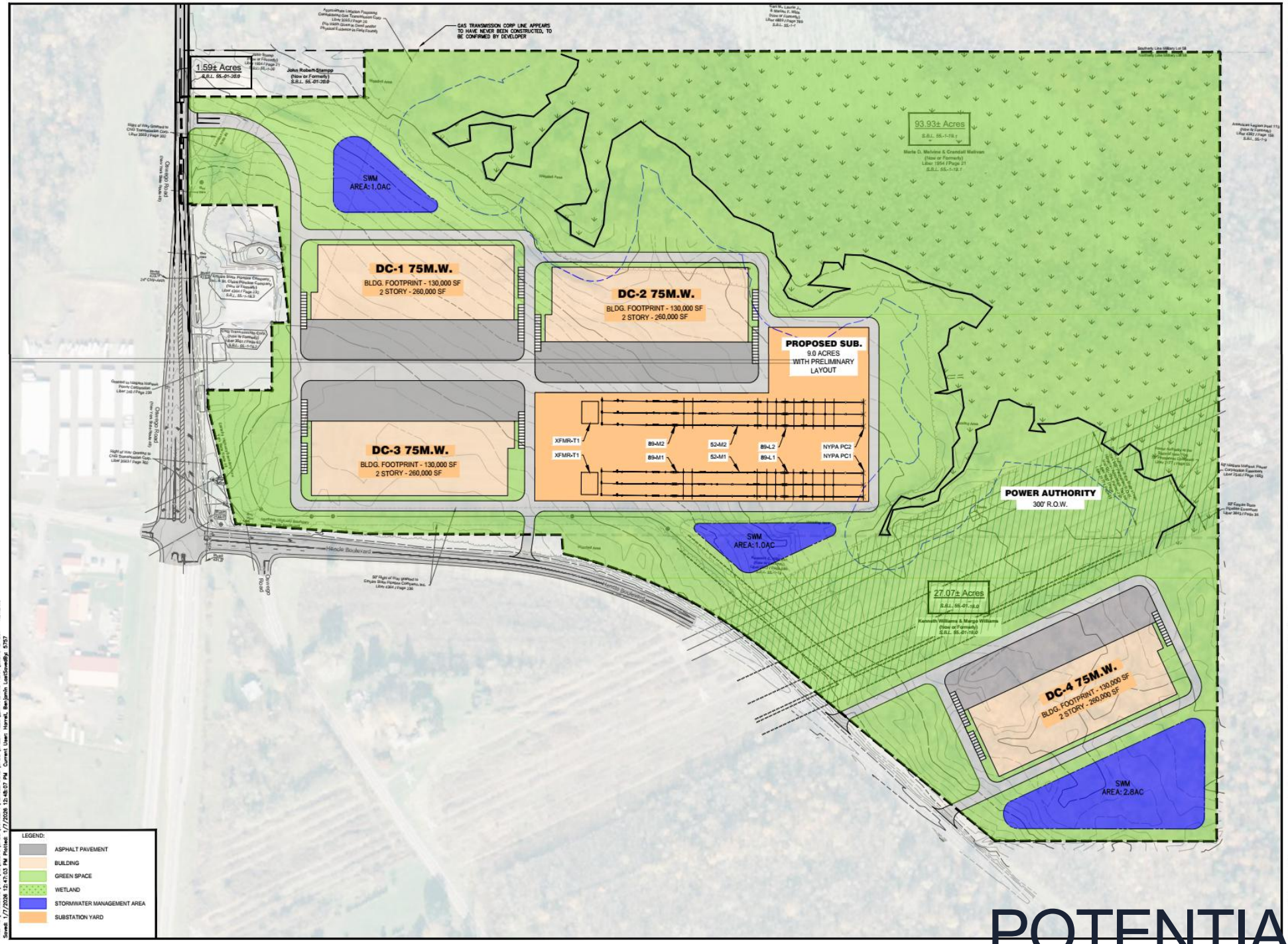
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PROPERTY HIGHLIGHTS

- Greenfield powered land site currently zoned industrial (Data Center an allowed use by right)
- Assignable NYISO application for 300 MW's with approval of the 300 MW's anticipated to be completed by Q3 2026
- Site has 345-KV, high-voltage transmission lines adjacent to it
- National Grid provides natural gas to the area and has a regulator station located adjacent to the subject property along Oswego Road frontage
- Public water and sewer available nearby
- Multiple curb cuts to site approved by DOT
- Level site prepped for construction with stormwater pond designed and in place, geotechnical report confirming excellent load bearing soil for development







CHA
One Park Place, 300 South State Street, Suite 600
Syracuse, NY 13202
315.471.3920 . www.chasolutions.com

N
0 120 240
Scale in feet

RANALLI ALA, LLC
1200 STATE FAIR BLVD
SYRACUSE NY 13209

CONCEPT PLAN
HENCLE BOULEVARD
LYSANDER, NY

No.	Submittal / Revision	Issued By	Date
PA	ISSUED FOR REVIEW	SK	ZA 06/02/25
PB	ISSUED FOR REVIEW	SK	ZA 06/02/25
PC	ISSUED FOR REVIEW	SK	ZA 06/02/25

CONCEPT PLAN

Designed By:	Drawn By:	Checked By:
MB	ZA	SK
Issue Date:	Project No:	Scale:
05/02/2025	23278	AS SHOWN

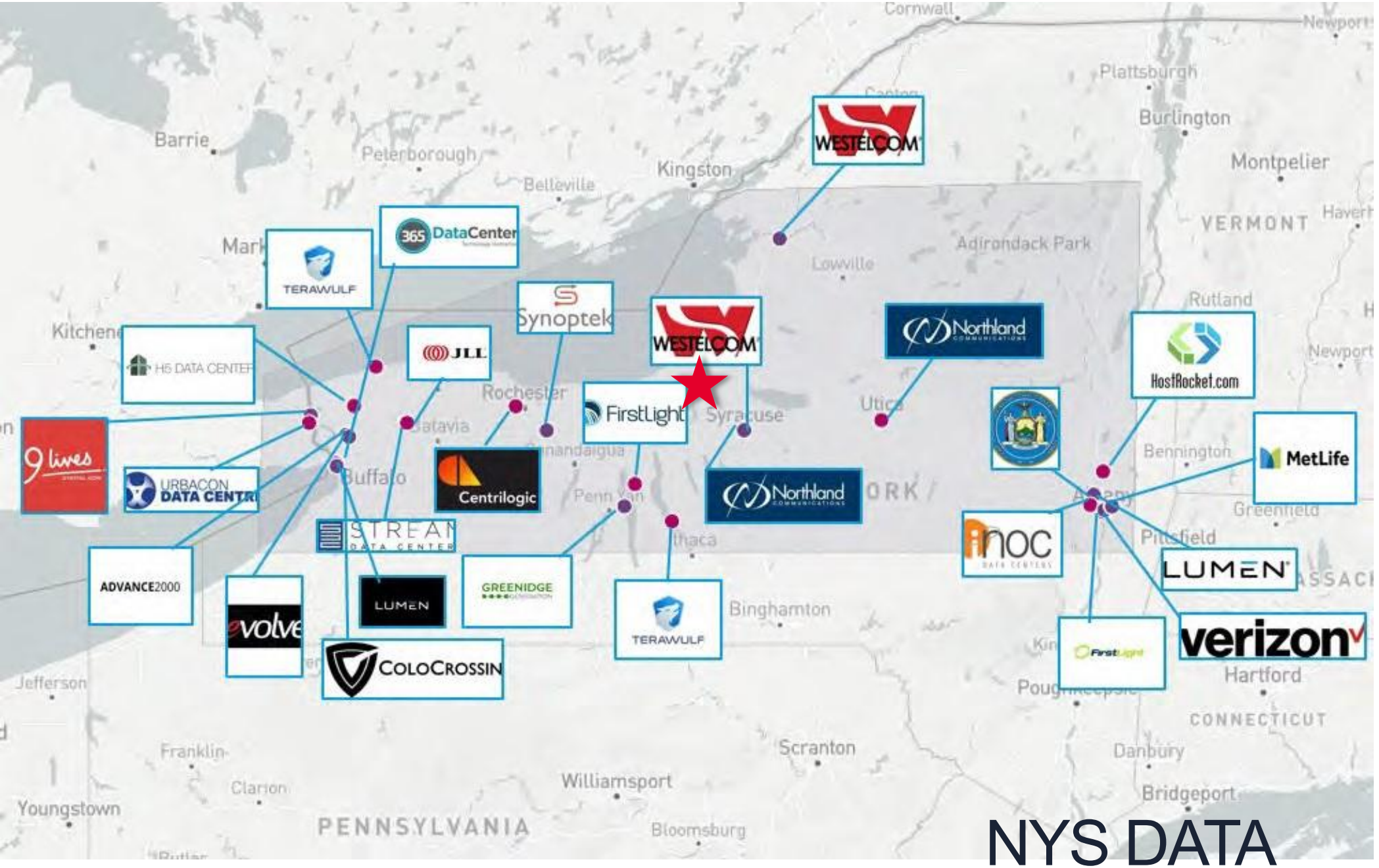
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E-301

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POTENTIAL SITE PLAN

Preliminary Test Fit

- Four 75 MW Buildings
- 2 story 260,000 SF each
- 9 acre substation yard



NYS DATA CENTERS

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± SF | 800 Employees

Paperworks

500,000± SF | 250 Employees

McLane Northeast

450,000± SF | 300 Employees

Agrana Fruit US Inc.

107,292± SF | 120 Employees

Ainsley Superior Warehouse

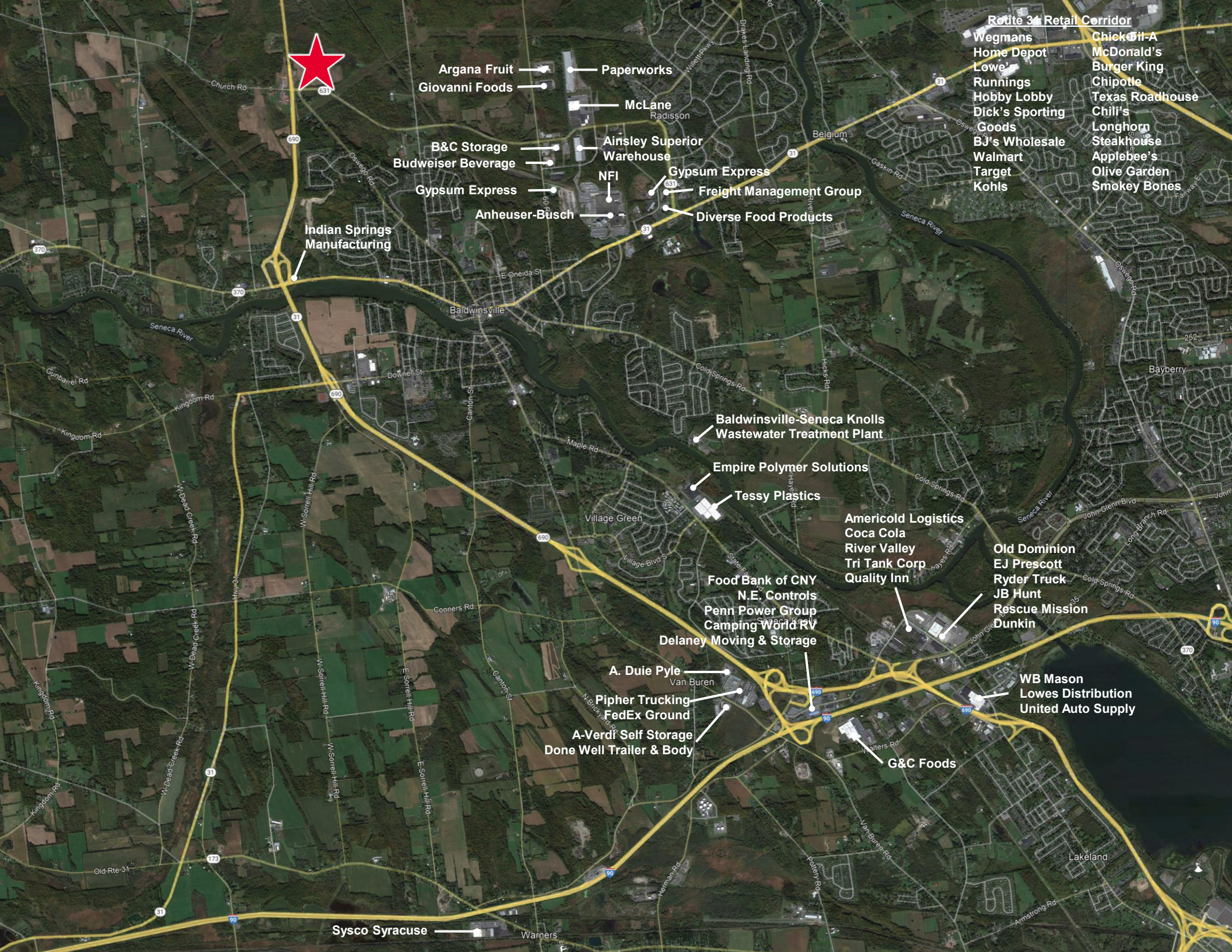
250,000± SF | 50 Employees

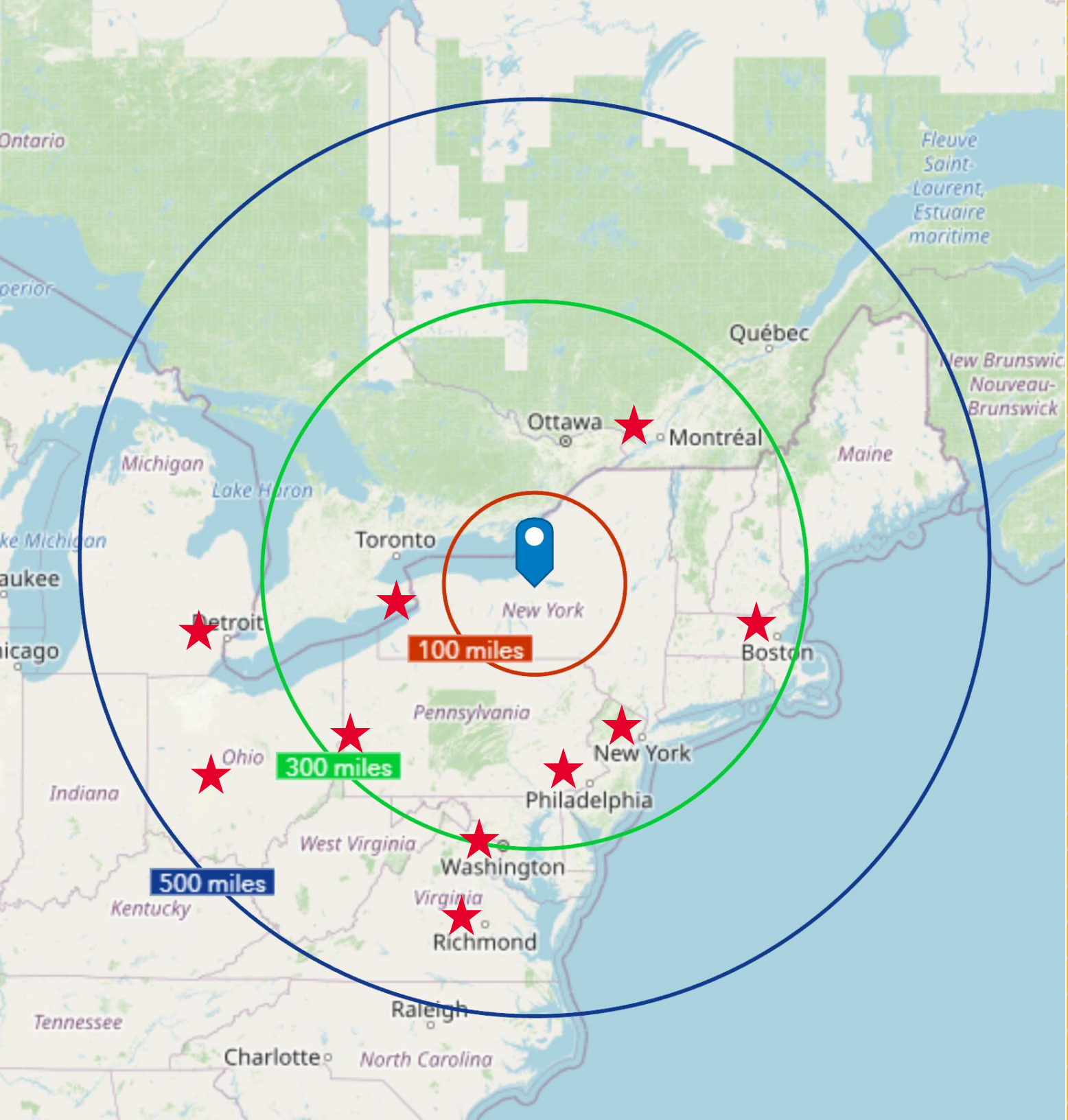
Giovanni Foods

175,000± SF | 100 Employees

Gypsum Express

30,000± SF | 150 Employees


Route 31 Retail Corridor
Wegmans
Home Depot
Lowe'
Runnings
Hobby Lobby
Dick's Sporting Goods
BJ's Wholesale
Walmart
Target
Kohls
Chick-fil-A
McDonald's
Burger King
Chipotle
Texas Roadhouse
Chili's
Longhorn Steakhouse
Applebee's
Olive Garden
Smokey Bones
Argana Fruit
Giovanni Foods
Paperworks
McLane
Radisson
B&C Storage
Budweiser Beverage
Ainsley Superior Warehouse
Gypsum Express
NFI
Gypsum Express
Freight Management Group
Anheuser-Busch
Diverse Food Products
Indian Springs Manufacturing
Baldwinsville-Seneca Knolls Wastewater Treatment Plant
Empire Polymer Solutions
Tessy Plastics
Americold Logistics
Coca Cola
River Valley
Tri Tank Corp
Quality Inn
Old Dominion
EJ Prescott
Ryder Truck
JB Hunt
Rescue Mission
Dunkin
Food Bank of CNY
N.E. Controls
Penn Power Group
Camping World RV
Delaney Moving & Storage
A. Duie Pyle
Pipher Trucking
FedEx Ground
A-Verdi Self Storage
Done Well Trailer & Body
WB Mason
Lowes Distribution
United Auto Supply
G&C Foods
Sysco Syracuse
Baldwinsville
Belgium
Van Buren
Lakeland
Bayberry
Warners
Village Green
Church Rd
Oswego Rd
E Oneida St
Seneca River
Gunbarrel Rd
Kingdom Rd
Downer St
Canton St
Cold Springs Rd
Hicks Rd
Maple Rd
W Dead Creek Rd
W Sorrell Hill Rd
E Sorrell Hill Rd
Conners Rd
Village Blvd S
Hayes Rd
Fayes Rd
John Glenn Blvd
Long Branch Rd
N Brickyard Rd
Potters Rd
Van Buren Rd
Pottery Rd
Herman Rd
Armstrong Rd
Old Rte 31
Gaskin Rd
Drakes Landing Rd
Willett Pkwy
Fairway Dr
Hwy 31
690
370
631
91
90
31
173
252



MAJOR CITIES WITHIN 500 MILES OF THE SITE

Buffalo, NY
187± miles

Montreal, QC
249± miles

New York, NY
263± miles

Philadelphia, PA
270± miles

Boston, MA
323± miles

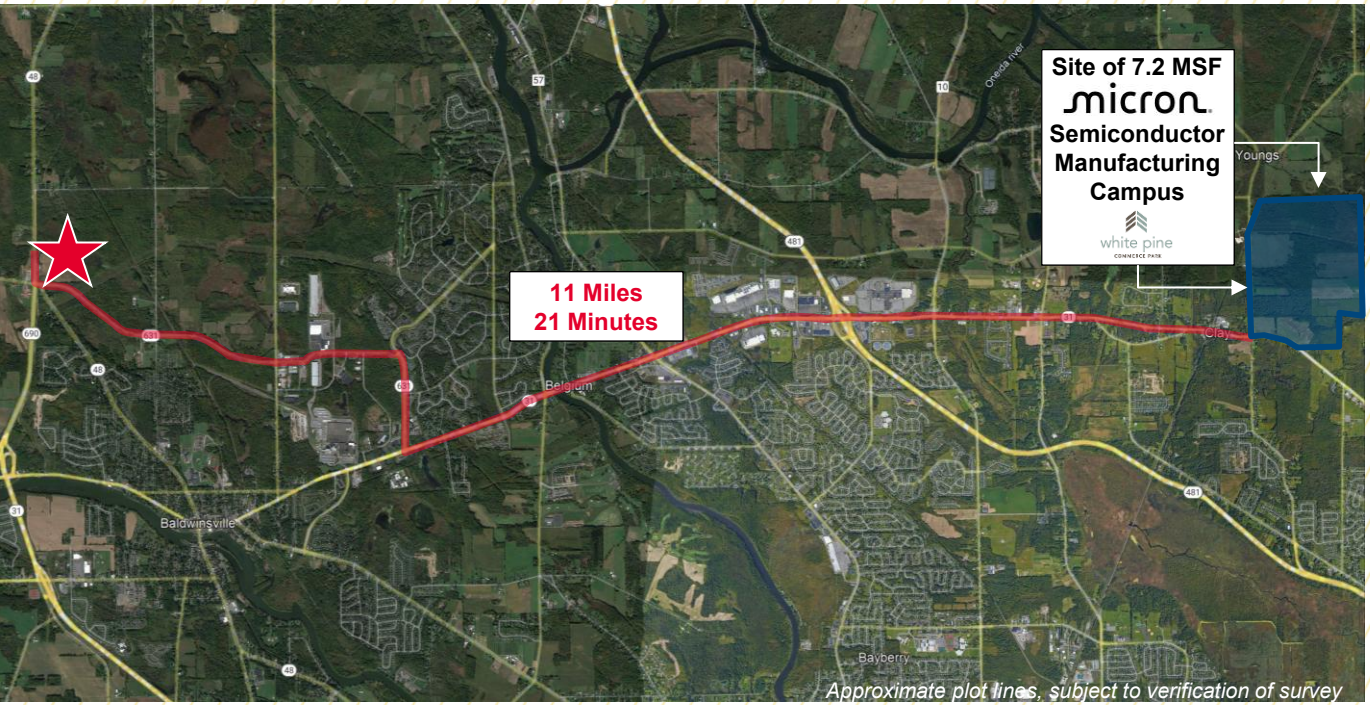
Pittsburgh, PA
357± miles

Washington, DC
398± miles

Detroit, MI
399± miles

Columbus, OH
467± miles

Richmond, VA
490± miles





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"Micron to Spend up to $100 Billion on Chip Factory and create nearly 50,000 jobs"
- Wall Street Journal

"This is incredible and transformative news for Central New York and for the entire U.S. economy. It's going to make Central New York one of the centers of high-end chip manufacturing, not just in the United States but in the world"
- Chuck Schumer, C-NY

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