

FOR LEASE

117 Business Park Drive, Utica, New York



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PROPERTY HIGHLIGHTS

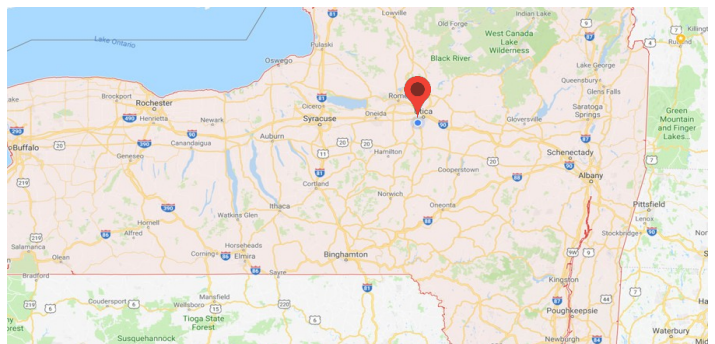
Office building situated in Utica Business Park. Located within close proximity to Slocum Dickson Medical Group, St. Luke's Hospital and Utica College

KEY FEATURES

- ❑ Located within Utica Business Park
- ❑ On-Site Parking



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5 Oxford Road
New Hartford, New York 13413

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Syracuse, New York 13221

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Demographics	3 Miles	5 miles	10 Miles
Population	66,551	109,388	148,417
Households	27,318	43,394	58,076
Avg. HH Income	\$65,097	\$66,028	\$70,000
Daytime Population	80,170	123,006	156,953



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Address:	117 Business Park Drive	Cross Street:	Burrstone Road
City:	Utica	Roof Type:	Rubber
State:	New York	Zoning:	COM 1
Zip:	13502	FMV/Total Assessment:	\$1,388,889/\$100,000.00
County:	Oneida	RE Taxes:	\$64,000.00 +/-
Tax ID:	317.19-1-15.2	CAM:	TBD
Lease Type:	NNN	Space is Currently:	Vacant
Lease Price:	\$5.00 SF	No. of Floors:	2
Sale Price:	N/A	Bldg. Total SF:	81,500 +/-
Year Built:	1990	Available SF:	81,500 +/-
Parking Spaces:	525 +/-	Retail:	N/A
Land Size/Dimensions:	20.2 +/- Acres	Office:	81,500 +/-
Electricity/Amps:	Yes	Warehouse:	N/A
Gas Type:	Natural Gas	Other:	N/A
HVAC:	Yes	Loading Facilities:	N/A
Elevator:	Yes 1	Ceiling Height:	N/A
Sprinkler:	Yes	Traffic Count:	N/A
Water:	Public	Sewer:	Public



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