

FOR LEASE

110 Hangar Road, Rome, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



PROPERTY HIGHLIGHTS

Located within the Griffiss Business & Technology Park, 110 Hangar Road is a 7.9 +/- acre office development complex with 25,600 +/- SF of office space. Development plans for an additional 60,000 +/- SF in build to suit facilities within the property with easy access & maximum exposure of the newly completed Rt. 825 Griffiss Parkway. The property has easy access to The Air Force Research Lab and the Griffiss International Airport, as well as several other tenants in the Park.

KEY FEATURES

- ☐ Air Force Research Lab
- ☐ DFAS
- ☐ Eastern Air Defense Sector
- ☐ Family Dollar Distribution Center
- ☐ Sovena USA
- ☐ Mohawk Valley Community College



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5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13221

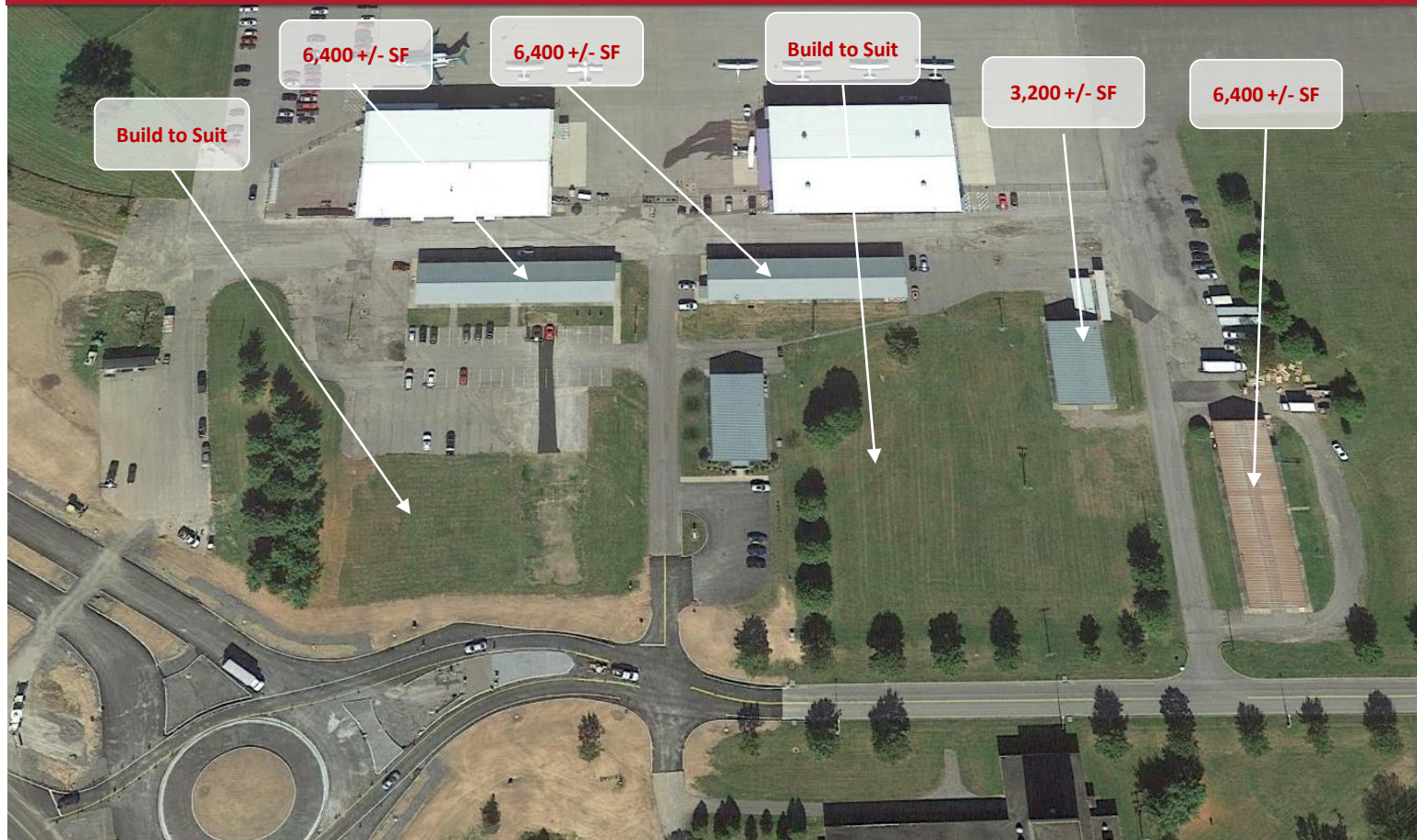
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| Demographics | 3 Miles | 5 miles | 10 Miles |
|--------------------|----------|----------|----------|
| Population | 27,521 | 37,566 | 77,613 |
| Households | 11,746 | 15,000 | 29,786 |
| Avg. HH Income | \$59,775 | \$62,777 | \$71,172 |
| Daytime Population | 14,841 | 19,111 | 31,713 |



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| | | | |
|-----------------------|------------------------------|---------------------|---------------------|
| Address: | 110 Hangar Road | Cross Street: | Griffiss Parkway |
| City: | Rome | Roof Type: | Metal |
| State: | New York | Zoning: | Planned Development |
| Zip: | 13440 | Total Assessment: | \$ 1,003,000.00 |
| County: | Oneida | RE Taxes | \$ 11,261.00 |
| Tax ID: | 224.000-0001-003.002 & 004 | CAM: | \$ 8,640.00 |
| Lease Type: | NNN | Space is Currently: | Partially Occupied |
| Lease Price: | \$ 16.00-\$20.00 | No. of Floors: | 1 |
| Sale Price: | N/A | Bldg. Total SF: | 25,600 +/- |
| Year Built: | 1960's | Available SF: | Up to 25,600 +/- |
| Parking Spaces: | 100 +/- | Retail: | 25,600 +/- |
| Land Size/Dimensions: | 7.91 +/- Acres | Office: | 25,600 +/- |
| Electricity/Amps: | 3 Phase | Warehouse: | N/A |
| Gas Type: | Natural Gas | Other: | N/A |
| HVAC: | Oil Fired Hear/ Electric A/C | Loading Facilities: | N/A |
| Elevator: | N/A | Ceiling Height: | N/A |
| Sprinkler: | No | Traffic Count: | N/A |
| Water: | Public | Sewer: | Public |



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