

# FOR LEASE

9 Lee Street, Utica, New York



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



## PROPERTY HIGHLIGHTS

Clear span building with flex showroom, distribution or warehouse space. Grade level and dock level doors. Located within close proximity to major highways and NYS Thruway.

## KEY FEATURES

- ❑ 1,600-6,100 +/- SF Available
- ❑ Flex Showroom, Distribution or Warehouse Space



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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	68,229	99,312	146,238
Households	26,572	40,195	57,877
Avg. HH Income	\$50,383	\$62,660	\$69,050
Daytime Population	79,379	112,956	157,485



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<b>Address:</b>	<b>9 Lee Street</b>	<b>Cross Street:</b>	<b>N. Genesee</b>
<b>City:</b>	<b>Utica</b>	<b>Roof Type:</b>	<b>Metal</b>
<b>State:</b>	<b>New York</b>	<b>Zoning:</b>	<b>Light Industrial</b>
<b>Zip:</b>	<b>13502</b>	<b>Total Assessment:</b>	<b>\$ 500,000.00</b>
<b>County:</b>	<b>Oneida</b>	<b>RE Taxes &amp; CAM</b>	<b>\$ \$1.48 SF</b>
<b>Tax ID:</b>	<b>318.8-1-37.2</b>	<b>CAM:</b>	<b>See Above</b>
<b>Lease Type:</b>	<b>NNN</b>	<b>Space is Currently:</b>	<b>Vacant</b>
<b>Lease Price:</b>	<b>\$ 6.00 SF</b>	<b>No. of Floors:</b>	<b>1</b>
<b>Sale Price:</b>	<b>N/A</b>	<b>Bldg. Total SF:</b>	<b>52,200 +/-</b>
<b>Year Built:</b>	<b>1970</b>	<b>Available SF:</b>	<b>N/A</b>
<b>Parking Spaces:</b>	<b>Yes</b>	<b>Retail:</b>	<b>N/A</b>
<b>Land Size/Dimensions:</b>	<b>3.74 +/- Acres</b>	<b>Office:</b>	<b>N/A</b>
<b>Electricity/Amps:</b>	<b>Yes</b>	<b>Warehouse:</b>	<b>N/A</b>
<b>Gas Type:</b>	<b>TBD</b>	<b>Other:</b>	<b>1,600-6,100 +/-</b>
<b>HVAC:</b>	<b>TBD</b>	<b>Loading Facilities:</b>	<b>Yes</b>
<b>Elevator:</b>	<b>N/A</b>	<b>Ceiling Height:</b>	<b>Unknown</b>
<b>Sprinkler:</b>	<b>No</b>	<b>Traffic Count:</b>	<b>N/A</b>
<b>Water:</b>	<b>Public</b>	<b>Sewer:</b>	<b>Public</b>



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