

# FOR LEASE

268 Genesee Street, Utica, New York



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



## PROPERTY HIGHLIGHTS

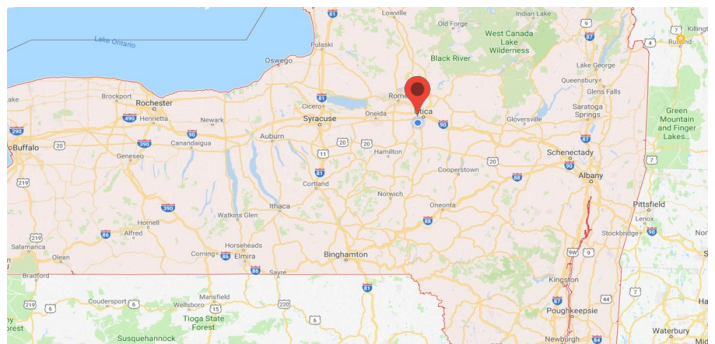
Former Berkshire Bank location available for lease. Building to be renovated and owner will build to suit and sub-divide Located within close proximity to City, County and State office buildings with on-site parking for 150 +/- vehicles.

## KEY FEATURES

- ☐ On-site Parking
- ☐ Owner will Build To Suit
- ☐ Owner will Sub-Divide



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<b>Address:</b>	<b>268 Genesee Street</b>	<b>Cross Street:</b>	<b>Court Street</b>
<b>City:</b>	<b>Utica</b>	<b>Roof Type:</b>	<b>Rubber</b>
<b>State:</b>	<b>New York</b>	<b>Zoning:</b>	<b>TBD</b>
<b>Zip:</b>	<b>13502</b>	<b>FMV/Total Assessment:</b>	<b>N/A</b>
<b>County:</b>	<b>Oneida</b>	<b>RE Taxes:</b>	<b>Included</b>
<b>Tax ID:</b>	<b>318.50-1-13</b>	<b>CAM:</b>	<b>Included</b>
<b>Lease Type:</b>	<b>Net of Utilities</b>	<b>Space is Currently:</b>	<b>Partially Occupied</b>
<b>Lease Price:</b>	<b>\$13.00 SF</b>	<b>No. of Floors:</b>	<b>4</b>
<b>Sale Price:</b>	<b>N/A</b>	<b>Bldg. Total SF:</b>	<b>26,748 +/- SF</b>
<b>Year Built:</b>	<b>1950</b>	<b>Available SF:</b>	<b>16,748 +/-</b>
<b>Parking Spaces:</b>	<b>150 +/-</b>	<b>Retail:</b>	<b>N/A</b>
<b>Land Size/Dimensions:</b>	<b>2.5 +/- Acres</b>	<b>Office:</b>	<b>16,748 +/-</b>
<b>Electricity/Amps:</b>	<b>3 Phase</b>	<b>Warehouse:</b>	<b>N/A</b>
<b>Gas Type:</b>	<b>Natural Gas</b>	<b>Other:</b>	<b>N/A</b>
<b>HVAC:</b>	<b>Yes</b>	<b>Loading Facilities:</b>	<b>N/A</b>
<b>Elevator:</b>	<b>Yes</b>	<b>Ceiling Height:</b>	<b>N/A</b>
<b>Sprinkler:</b>	<b>Yes</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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