

# FOR LEASE

8502 Seneca Turnpike, New Hartford, New York



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



## PROPERTY HIGHLIGHTS

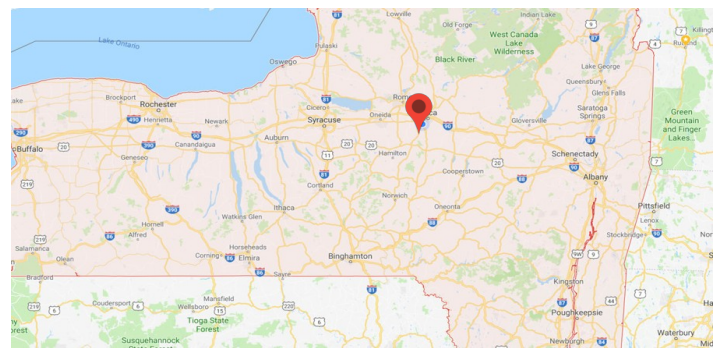
1,025 +/- SF retail or office space available for lease in Teal Pointe Plaza. Great visibility with co-tenants that include Verizon Wireless, Talbots and Liberty Travel. Teal Pointe Plaza is located across from Sangertown Square, an enclosed mall including JC Penney, Macy's, Target, Dick's Sporting Goods and HomeGoods.

## KEY FEATURES

- 1,025 +/- SF
- High Traffic & Visibility
- On-site Parking
- AADT= 30,000 +/- Vehicles



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5 Oxford Road  
New Hartford, New York 13413

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<b>Address:</b>	<b>8502 Seneca Turnpike</b>	<b>Cross Street:</b>	<b>Oakdale Ave.</b>
<b>City:</b>	<b>New Hartford</b>	<b>Roof Type:</b>	<b>TBD</b>
<b>State:</b>	<b>New York</b>	<b>Zoning:</b>	<b>COM 1</b>
<b>Zip:</b>	<b>13413</b>	<b>FMV/Total Assessment:</b>	<b>\$1,559,278./\$1,210,000.</b>
<b>County:</b>	<b>Oneida</b>	<b>RE Taxes:</b>	<b>\$3.00</b>
<b>Tax ID:</b>	<b>328.012-1-3</b>	<b>CAM:</b>	<b>\$2.70</b>
<b>Lease Type:</b>	<b>NNN</b>	<b>Space is Currently:</b>	<b>Vacant</b>
<b>Lease Price:</b>	<b>\$15.00 SF</b>	<b>No. of Floors:</b>	<b>1</b>
<b>Sale Price:</b>	<b>N/A</b>	<b>Bldg. Total SF:</b>	<b>16,769 +/-</b>
<b>Year Built:</b>	<b>1960</b>	<b>Available SF:</b>	<b>1,025 +/-</b>
<b>Parking Spaces:</b>	<b>98+/-</b>	<b>Retail:</b>	<b>1,025 +/-</b>
<b>Land Size/Dimensions:</b>	<b>2.4 +/- acres</b>	<b>Office:</b>	<b>1,025 +/-</b>
<b>Electricity/Amps:</b>	<b>Yes/TBD</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>No</b>	<b>Ceiling Height:</b>	<b>10' +/-</b>
<b>Sprinkler:</b>	<b>Yes</b>	<b>Traffic Count:</b>	<b>29,116</b>
<b>Water:</b>	<b>Public</b>	<b>Sewer:</b>	<b>Public</b>



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