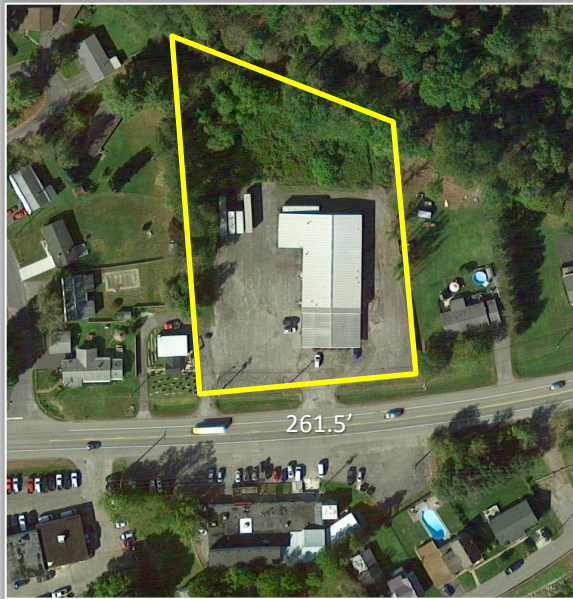


FOR SALE OR LEASE | OFFICE, RETAIL OR WAREHOUSE

3106 State Route 28, Herkimer, New York



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



PROPERTY HIGHLIGHTS

Available Space: 11,350 ± SF

Parcel Size: 2.10 ± Acres

Parking Spaces: 100 ±

Sprinkler: None

Zoning: Commercial

Tax Parcel ID: 113.57-1-11.1

Sale Price: \$695,000.00

Lease Price: \$7.00 SF

Lease Type: NNN

Taxes: \$7,150.00 ±

Comments: Mixed-use professional office and warehouse complex located 1 ± mile from Downtown Herkimer. Current tenant Function Better Physical Therapy can remain as a tenant occupying approximately 3,000 ± SF. Ceiling height is 10' 18' ± and 3-phase 200-amp power source.



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