


FOR SUBLEASE

INDUSTRIAL BUILDINGS FOR SUBLEASE

Property Highlights

- Two (2) buildings totaling 21,108 SF on 1.40 acres of land
- Building 1: 14,040 SF equipped with 4 drive in doors, warehouse/manufacturing space, offices, and break room
- Building 2: 7,068 SF equipped with 3 drive in doors, warehouse/manufacturing space, and offices
- Paved area with ample parking can also be used for outdoor storage
- Three-phase power 480 volt 1200 amp for manufacturing operations
- Ceiling heights range from 12-16'
- Sublease runs through December 31, 2034

Demographic	1 Mile	3 Miles	5 Miles
Population	12,337	76,599	108,550
Households	5,069	31,768	44,914
Average H.H. Income	\$59,243	\$75,839	\$88,086
Daytime Employees	4,773	35,990	56,219

Source: ESRI Business Analyst 2026

EXCLUSIVE CONTACT

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**31 Faass Avenue
Utica, New York 13502**



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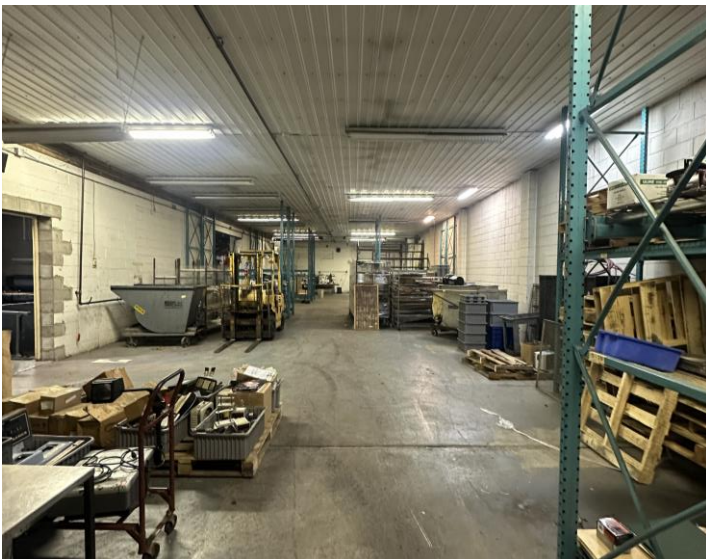
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Building 1



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Building 2





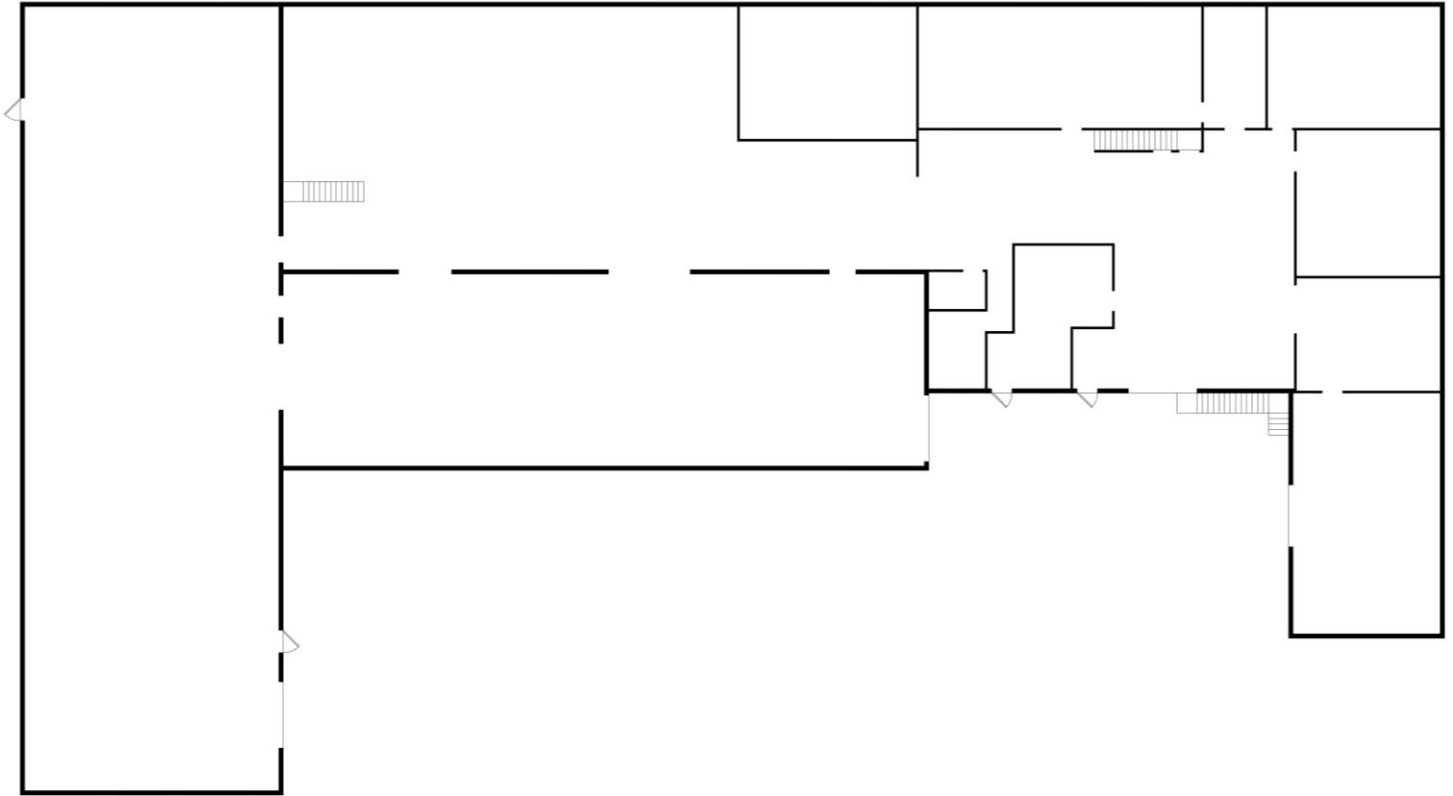
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Building 1



Building 2

