


FOR LEASE

GROUND FLOOR COMMERCIAL SPACE IN NEWLY BUILT MIXED-USE BUILDING

Property Highlights

- Premier space for retail or office users
- Suites range from 956± SF up to 9,653± SF
- Heavy foot traffic from the fully leased 200+ residential units
- Great location within Griffiss Business and Technology Park which is home to over 75 employers and 5,800 employees
- Come join Crust, Bowl Boss, Chobani, and other prospective tenants
- Available suites:
 - Building 1A up to 9,653± SF
 - Building 1B up to 5,107± SF

Demographic	1 Mile	3 Miles	5 Miles
Population	3,748	27,372	35,927
Households	1,891	12,143	15,237
Average H.H. Income	\$58,685	\$69,097	\$75,295
Daytime Employees	5,034	13,626	17,999

Source: ESRI Business Analyst 2023

Traffic Counts

NY 825	14,880 AADT
Floyd Avenue	6,410 AAT

Source: NYS DOT 2019

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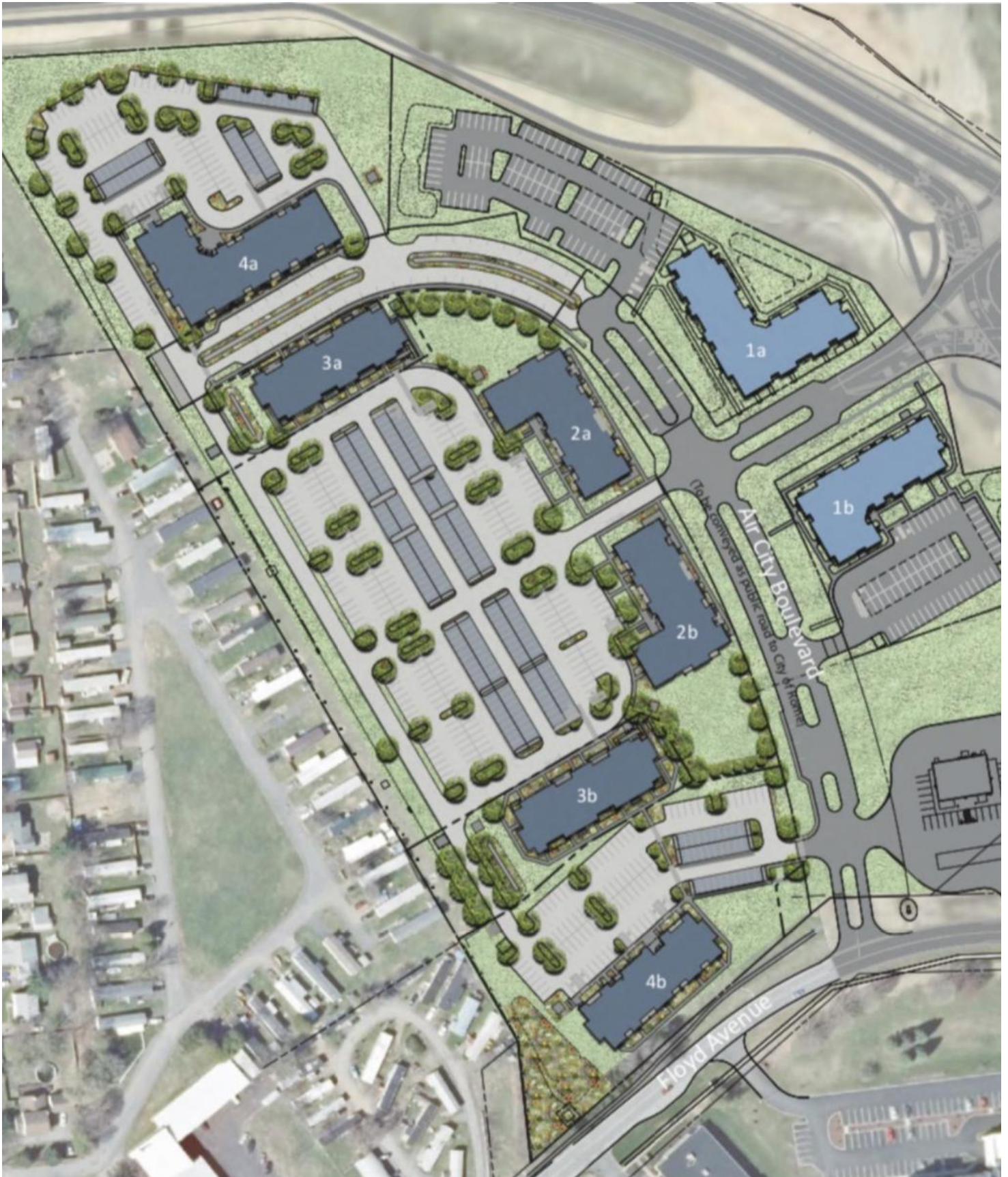


**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**129 Air City Boulevard
Rome, New York 13440**



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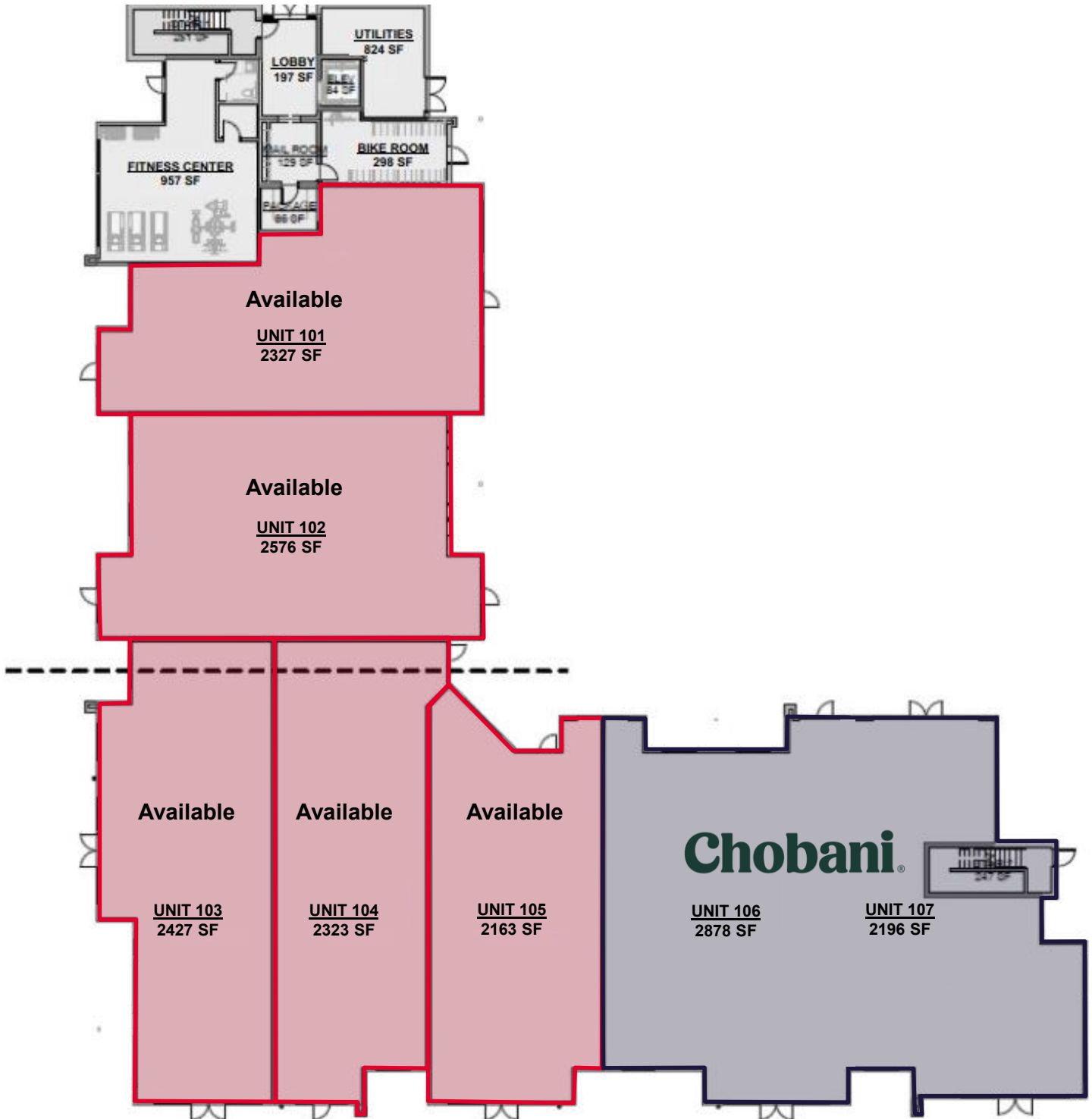
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Building 1A





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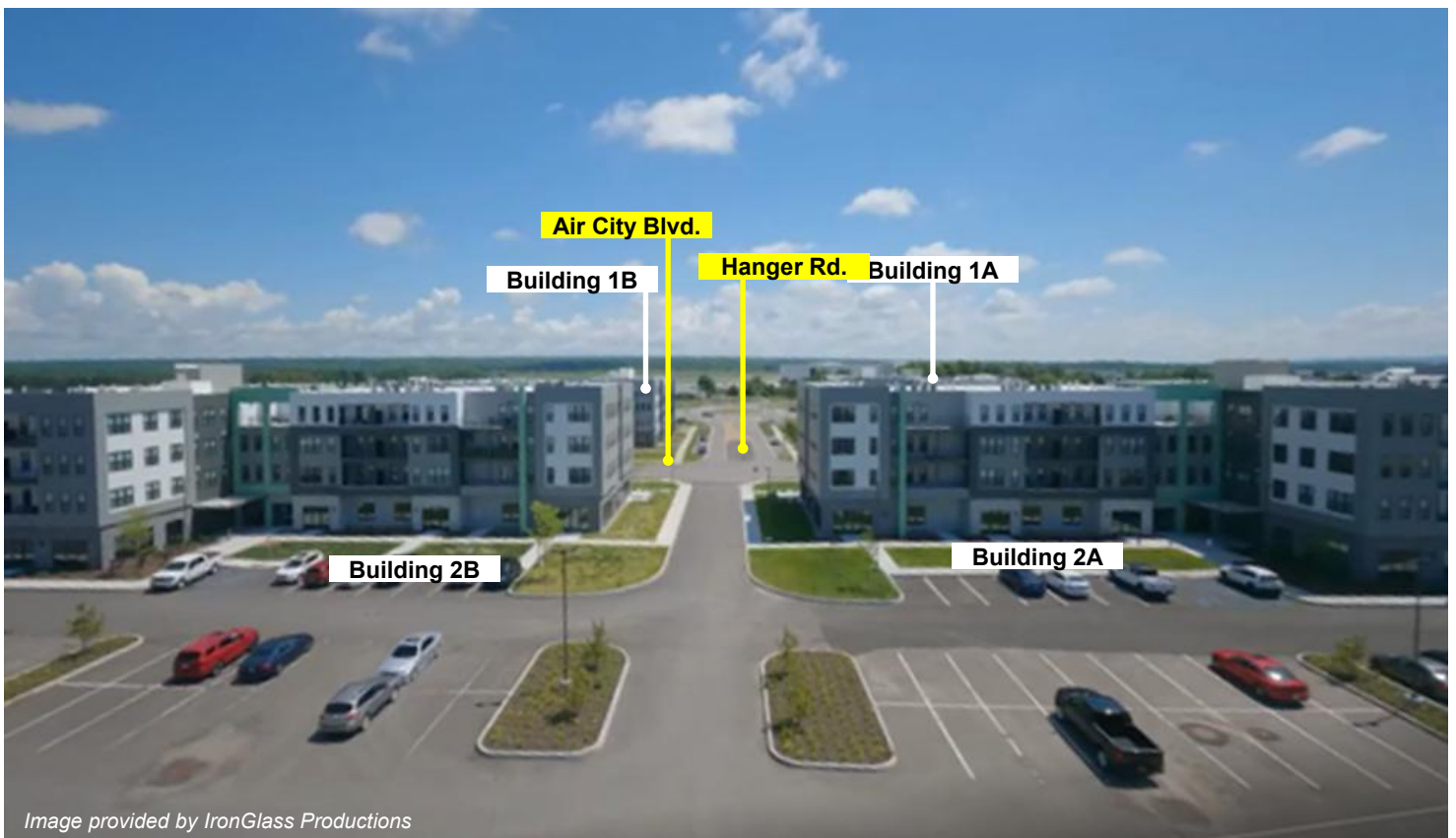
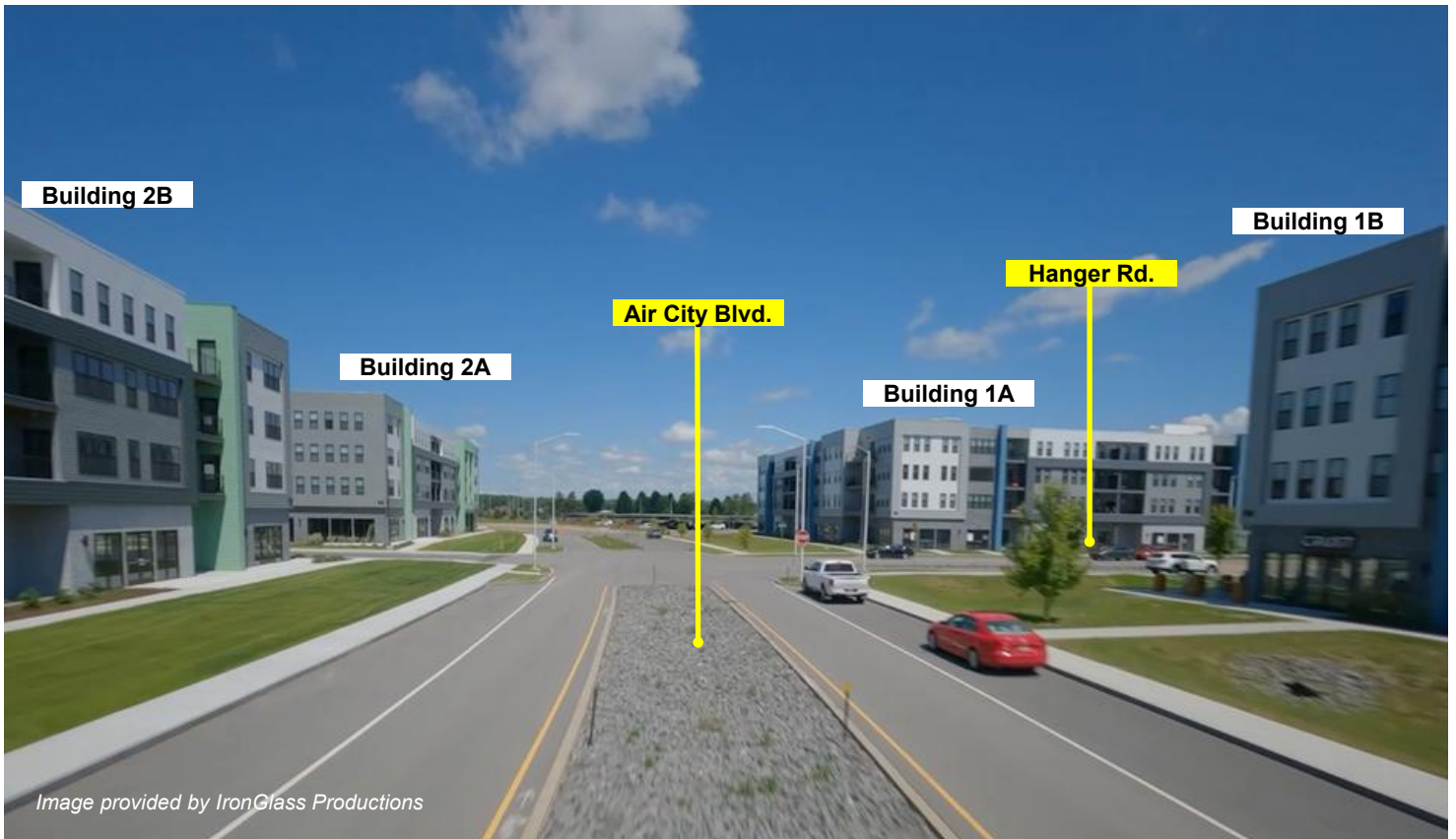


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Building 1B





Chobani is coming to Rome, New York!



An aerial view of Chobani's yogurt plant in South Edmeston. (Provided photo) Chobani

Chobani to invest \$1.2 billion into building a 1.4 million square-foot dairy processing plant at Griffiss Business and Technology Park — the largest investment in natural food manufacturing in the United States. The Triangle Site, measuring around 332 acres at Griffiss International Airport, will house the new Greek yogurt manufacturing facility. Chobani aims to create more than 1,000 jobs in Oneida County, nearly doubling Chobani's New York State workforce.



"Chobani seeing rising demand, plans giant factory in New York" - The New York Times

"Why Chobani is doubling down in Upstate NY: the milk, booming sales and the people"- Syracuse.com



"A new era of opportunity begins with Chobani in Rome" - The Rome Sentinel