



LARGEST CULTIVATION / DISTRIBUTION FACILITY IN NYS
1113 Herkimer Rd, Utica, NY 13502
OFFERING MEMORANDUM

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INVESTMENT SUMMARY

1113 Herkimer Road is a well-positioned greenhouse facility in Utica, New York. The property, situated on approx. 64 acres, is located in a designated Opportunity Zone, and is available for Sale or Lease (easily divided). Discover a best-in-class facility that meets all horticultural needs and benefits from Planned Development (PD) and Regulated Cannabis zoning.

The nearly one-million-square-foot facility includes 740,000 square feet of computer climate-controlled greenhouse space, a 108,000 square foot industrial warehouse with 22 loading docks and cold storage, ample employee parking, and office space for planning and logistics. The City of Utica provides water and sewer, and on-site transmission lines provide 20,000 amps of power. In addition to the expansive greenhouse facility, approximately 200,000 square feet of greenhouse infrastructure.



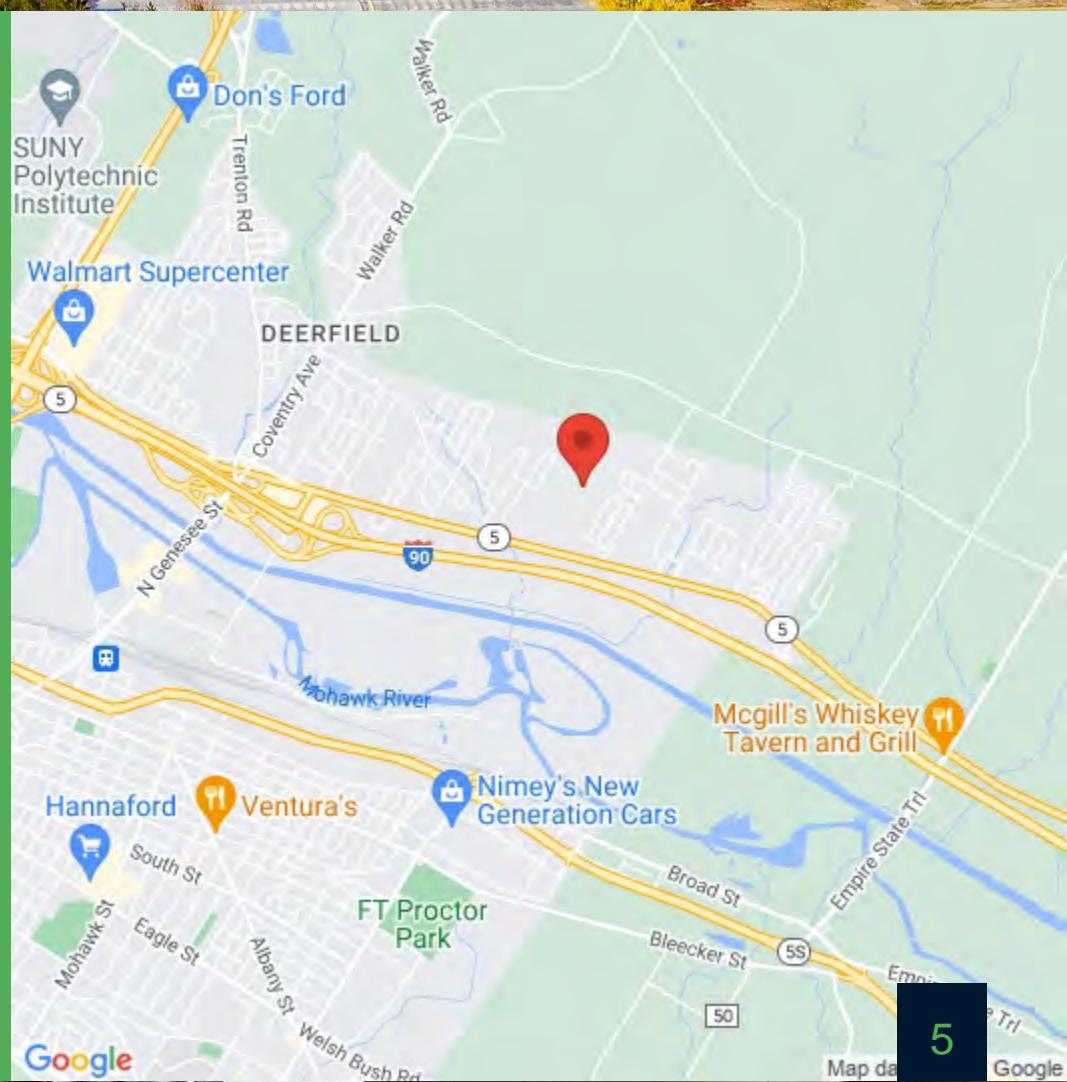
PROPERTY SUMMARY

Offering Price	\$25,000,000.00
Lease Price	Upon Request
Building SqFt	108,000 SqFt
Greenhouse	740,000 SqFt
Development Ready	200,000 SqFt
Power	20,000 Amps
Lot Size (acres)	64.00
Water & Sewer	Utica City Provided
Year Built	1950
Zoning Type	Commercial
Parcel ID	301600 307.16-1-18



INVESTMENT HIGHLIGHTS

- Nearly one million SF greenhouse/cultivation facility is available for sale, with an additional 200,000 SF of greenhouse infrastructure ready for development.
- Property features include computer climate-controlled greenhouses, a warehouse with 22 loading docks, cold storage, and office space.
- Situated on approx. 64 acres with Planned Development and Regulated Cannabis zoning in an Opportunity Zone with water and sewer provided by the city.
- Ideally located in Upstate New York's Mohawk Valley with convenient access to I-90 for distribution throughout NYS.
- 55 miles to Syracuse, 95 miles to Albany, and just 200 miles to NYC.







**1113 Herkimer Rd.
Utica, NY 13502**



Greenhouses: 6x 21' x 23' 12" = 34,776 SFT
 84' x 108' = 9,072 SFT
 84' x 300' = 25,200 SFT
 63' x 300' = 18,900 SFT
 21x 40' x 300' = 252,000 SFT
 17x 21' x 28' 12" = 102,816 SFT
 15x 21' x 25' 12" = 94,500 SFT
 42' x 132' = 5,544 SFT
 5x 21' x 36' 12" = 42,840 SFT
 9x 21' x 36' 12" = 77,112 SFT
 9x 21' x 36' 12" = 77,112 SFT
 5x 21' x 20' = 21,090 SFT
 Total: 760,872 SFT
 17.47 Acres

37 21' x 200' = 4,200 SFT
 36 21' x 200' = 4,200 SFT
 35 21' x 200' = 4,200 SFT
 34 21' x 200' = 4,200 SFT
 33 21' x 200' = 4,200 SFT

32 Corridor 2
 3x 21' x 34' 12" = 42,840 SFT
 31
 9x 21' x 34' 12" = 77,112 SFT
 30
 9x 21' x 34' 12" = 77,112 SFT

40 - Dock
 6x 21' x 23' 12" = 34,776 SFT
 Old Dock

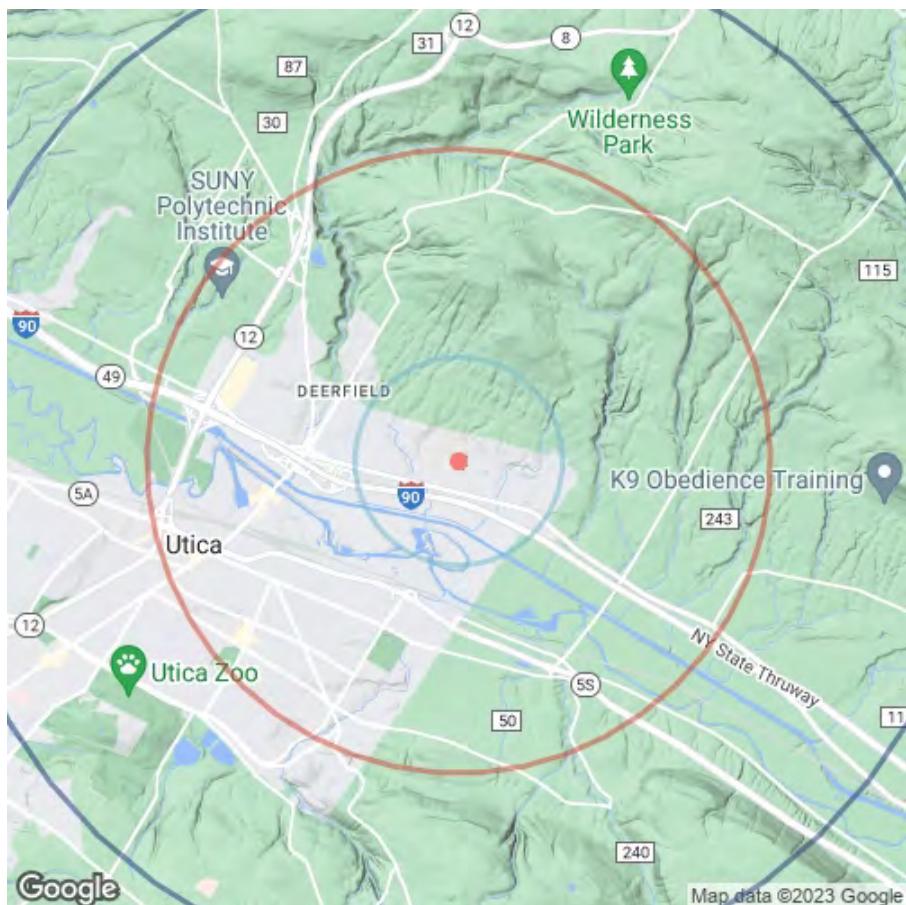
Service Bldg 24
 84' x 108' = 9,072 SFT
 23 84' x 300' = 25,200 SFT
 22 63' x 300' = 18,900 SFT
 21 40' x 100' = 12,000 SFT
 20 40' x 100' = 12,000 SFT
 19 40' x 100' = 12,000 SFT
 18 40' x 100' = 12,000 SFT
 17 40' x 100' = 12,000 SFT
 16 40' x 100' = 12,000 SFT
 15 40' x 100' = 12,000 SFT
 14 40' x 100' = 12,000 SFT
 13 40' x 100' = 12,000 SFT

Corridor
 Service Bldg
 Office
 Boiler Room
 29 28
 Potting Area

Fertilizer Rm Corridor 3
 25
 17x 21' x 34' 12" = 102,816 SFT
 27
 15x 21' x 25' 12" = 94,500 SFT
 26

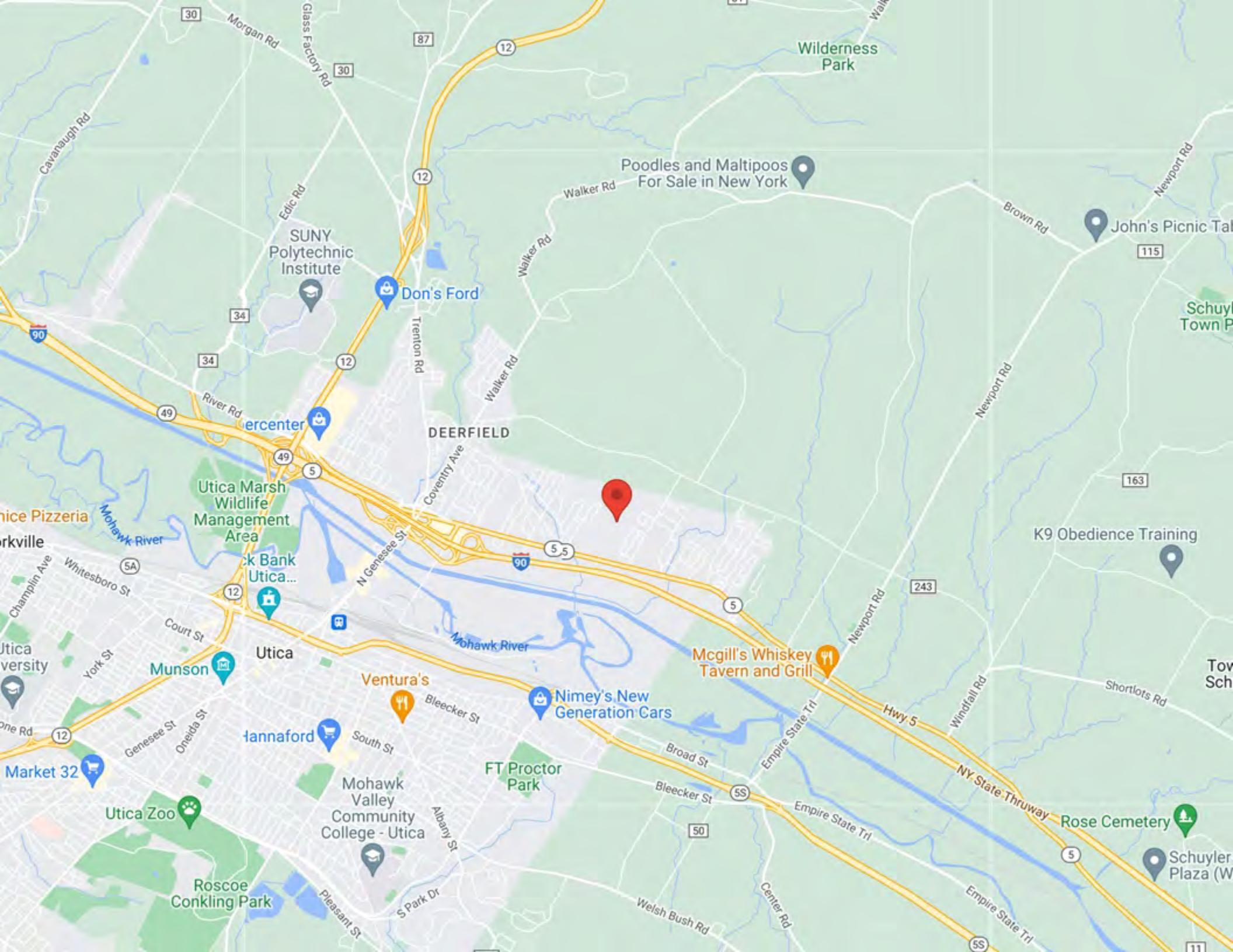
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,486	31,478	72,425
2010 Population	4,534	32,604	74,515
2023 Population	4,259	33,754	76,669
2028 Population	4,145	33,415	75,864
2023-2028 Growth Rate	-0.54 %	-0.2 %	-0.21 %
2023 Daytime Population	2,772	40,079	83,529



2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	119	2,210	4,856
\$15000-24999	153	1,705	3,339
\$25000-34999	83	1,307	2,954
\$35000-49999	348	2,187	4,580
\$50000-74999	303	2,403	5,004
\$75000-99999	263	1,536	3,421
\$100000-149999	383	1,787	3,747
\$150000-199999	98	530	1,227
\$200000 or greater	57	285	1,016
Median HH Income	\$ 64,413	\$ 46,182	\$ 47,201
Average HH Income	\$ 83,455	\$ 65,066	\$ 69,690

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,777	13,056	28,959
2010 Total Households	1,888	13,336	29,317
2023 Total Households	1,808	13,957	30,163
2028 Total Households	1,789	13,993	30,196
2023 Average Household Size	2.31	2.31	2.4
2023 Owner Occupied Housing	1,305	7,557	16,455
2028 Owner Occupied Housing	1,305	7,652	16,646
2023 Renter Occupied Housing	503	6,400	13,708
2028 Renter Occupied Housing	485	6,341	13,550
2023 Vacant Housing	88	1,363	3,747
2023 Total Housing	1,896	15,320	33,910



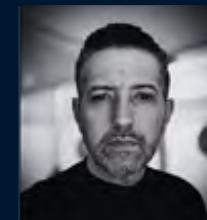
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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE WYZE ADVISOR FOR MORE DETAILS.

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