

FOR SALE OR LEASE

6,400± SF MIXED USE BUILDING

Property Highlights

- The 6,400± SF building is situated on .45± acres with ample paved parking
- · Corner lot with heavy traffic and great visibility
- 3,200± main floor office space includes individual offices, conference rooms, reception area, break room, and restrooms
- 3,200± basement previously used for lab/testing space and warehousing
- One (1) dock level door which leads to a conveyor belt for warehousing in the basement
- Public utilities
- · Contact listing agents for questions and tours

1 Mile	3 Miles	5 Miles
15,279	70,041	99,522
6,239	27,939	41,687
\$46,624	\$66,011	\$76,717
11,509	31,732	51,466
s Analyst 2	025	
	15,279 6,239 \$46,624 11,509	15,279 70,041 6,239 27,939 \$46,624 \$66,011

Traffic Counts	
Oriskany Street E	17,637 AADT
Source: NYS DOT 2024	

EXCLUSIVE CONTACT

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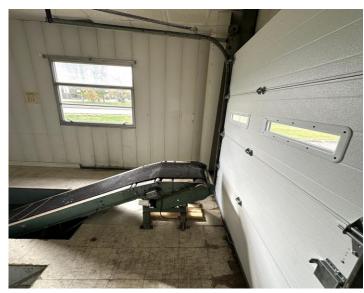
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