

**HISTORIC FLEX BUILDING**


## Up to 58,000± of Office/Warehouse Space

### Property Highlights

- Former Utica Observer Dispatch building
- The building is approximately 58,000± SF and is situated on 1.39± acres
- Ample parking with two dedicated parking lots
- Previously used for a mix of light industrial/warehouse and office
- One (1) dock-level door and two (2) grade-level doors
- Prime location with close proximity to the new MVHS Wynn Hospital, Downtown Utica, NYS Thruway (I-90), and I-790
- Great visibility and high traffic counts

Demographic	1 Mile	3 Miles	5 Miles
Population	14,671	71,570	103,110
Households	5,899	27,982	42,130
Average Income	\$37,831	\$66,486	\$78,964
Daytime Employees	13,043	42,942	62,103
Source: ESRI Business Analyst 2022			

Traffic Counts	
Oriskany Street East	19,653 AADT
Oriskany Street West	22,955 AADT
Source: NYS DOT 2019	

For more information, please contact:

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FOR LEASE

221 Oriskany Street East

Utica, New York 13501



Aerial



Tax Map





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