



**Pyramid Brokerage
Company**

**9057 Dopp Hill Road
Westernville, New York 13486**



Price Reduced!

FOR SALE

22,346± SF INDUSTRIAL FLEX SPACE

Property Highlights

- 22,346± Total SF between 2 buildings situated on 3.29± Acres
- Building 1: 17,156 SF with 2 dock level doors and 1 drive in door
- Building 2: 5,200 SF with 1 dock level door and 1 drive-in door
- Previously used for the manufacturing of equipment for the food processing industry
- Great location for industrial use including manufacturing, warehouse, and distribution
- Buildings have been well maintained and have minimal deferred maintenance
- Ample parking and additional yard space for expansion of the buildings or outdoor storage
- Asking price \$440,000

Demographic

	1 Mile	3 Miles	5 Miles
Population	280	1,227	8,324
Households	109	510	3,481
Average H.H. Income	\$118,408	\$113,488	\$114,157
Daytime Employees	107	252	3,587

Source: ESRI Business Analyst 2024

Traffic Counts

Townline Road 2,477 AADT

Dopp Hill Road 115 AADT

Source: NYS DOT 2023

EXCLUSIVE CONTACT

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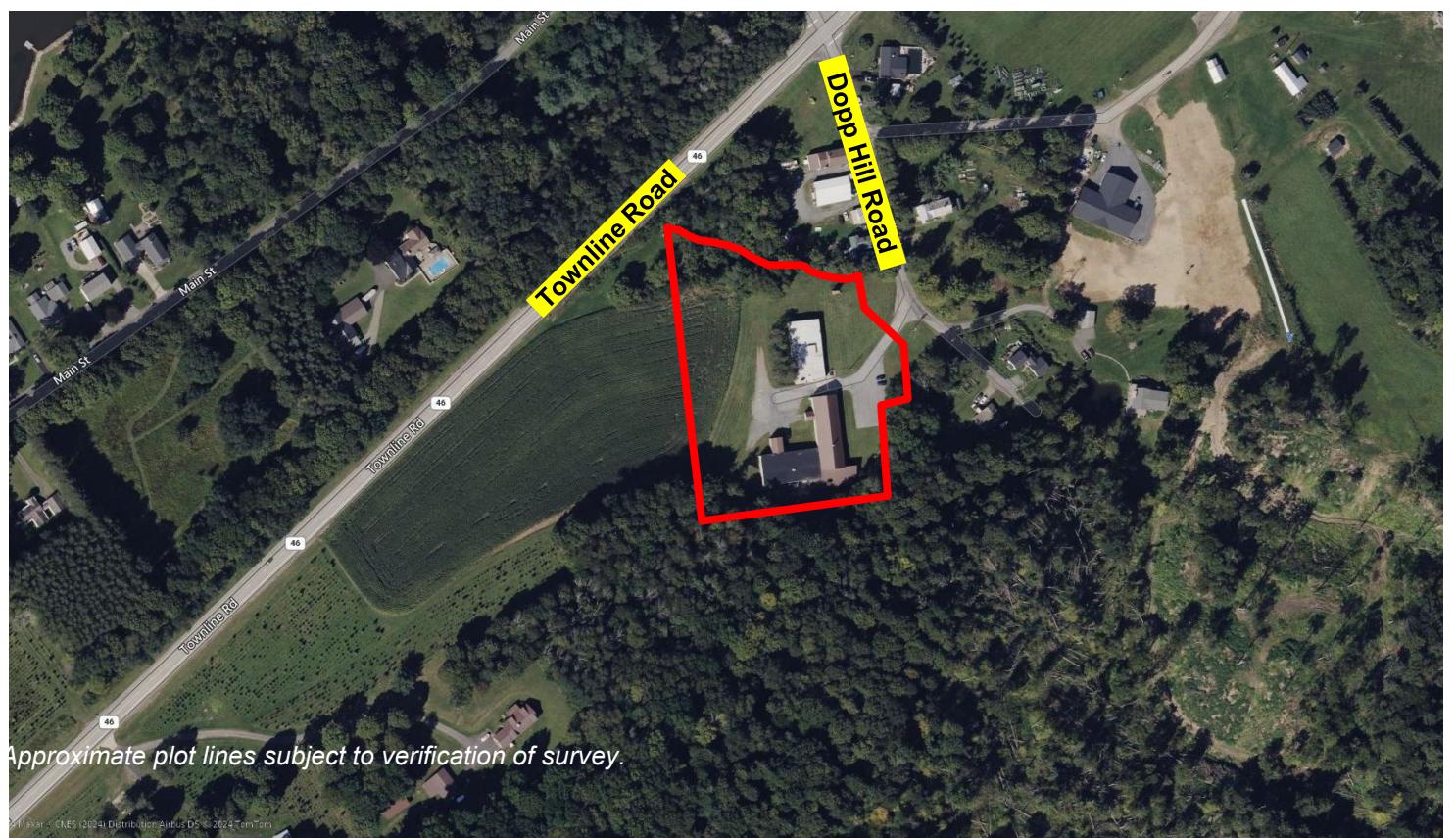
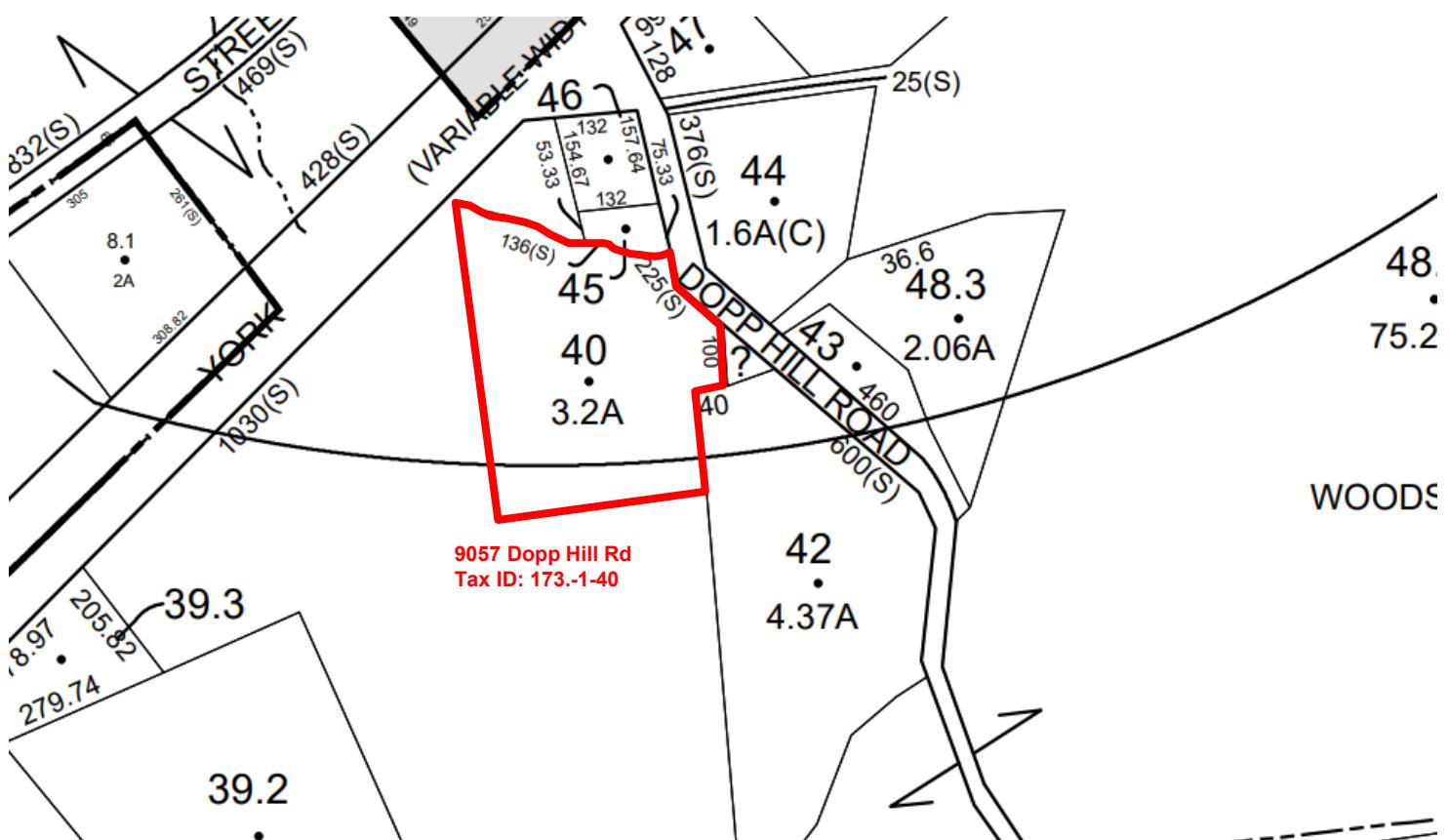
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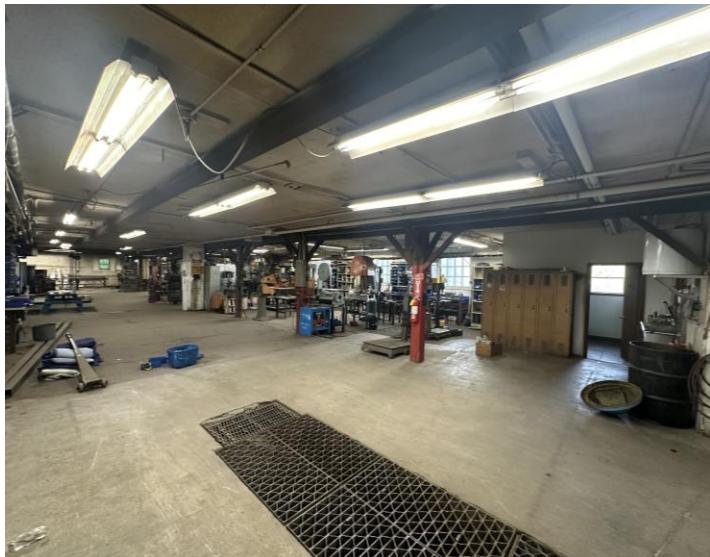
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pyramidbrokerage.com





Chobani is coming to Rome, New York!



An aerial view of Chobani's yogurt plant in South Fayette, New York. (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