

# RARE DEVELOPMENT OPPORTUNITY

In the Griffiss Business and Technology Park, located in Rome NY  
One of the most successful business and technology parks in the United States

195 Brooks Road  
Rome, NY, 13441



Griffiss Business and Technology Park has evolved into one of the most vibrant and dynamic technology and economic drivers in the Northeast US. As part of the technology corridor that runs across upstate from Albany to Syracuse, Griffiss' 6000 employees/75 Employers make it a true commercial center.

- [Air Force Research Laboratory](#), [NYSTECH](#), [Defense Finance and Accounting Service](#), as well as a blend of globally and regionally recognized private companies.
- Competitive economic incentives to attract and retain businesses, including grants, tax credits and abatements. This park is a rare combination of people, natural resources and services.
- Proven central location with proximity to interstate roads, rail and the Griffiss International Airport, with one of the longest runways in the North East.

## FOR SALE OR LEASE

Let us **Design/Build** your next business location

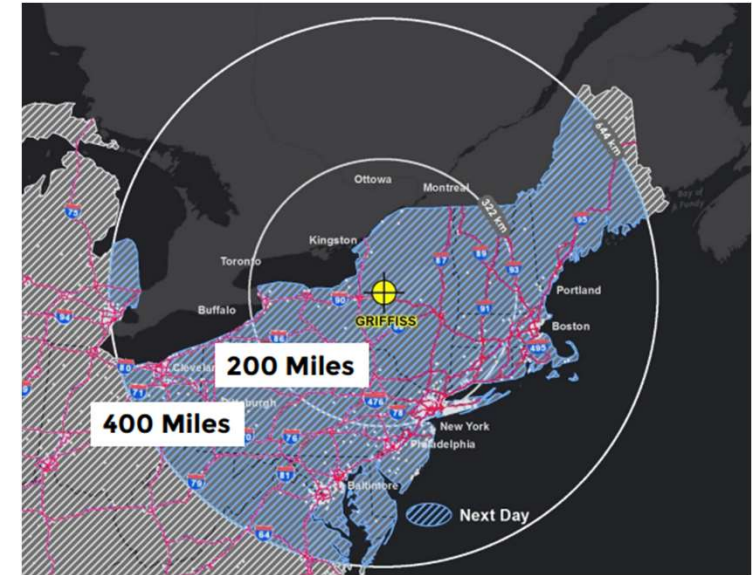
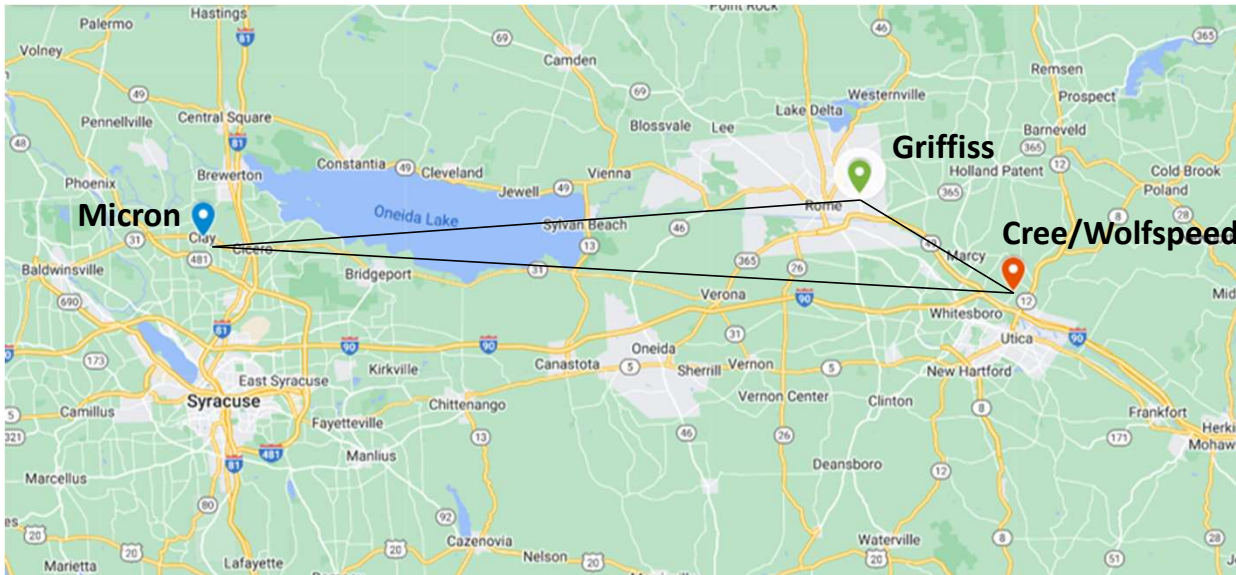
- 1.7 Acres Site.
- 20,000 SF existing masonry building (former Base Commander/Communications Building) ready for your interior design with 15,000 SF expandable footprint.
- Zoned GBRL with flexible permitted use from offices, medical, healthcare, R&D facility, industrial, professional offices, to a financial center.
- 100 car parking lot.
- Will subdivide minimum 7,000 SF.
- Terms Negotiable.



**Vincent Ficchi**  
**Vincent Holdings, LLC**  
**315-525-7777**  
**Vinnie@Vincent-Holdings.com**

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# DYNAMIC LOCATION



## [LOCATION, LOCATION, LOCATION: 195 Brooks Road, Rome, NY 13441](#)

- The site is located in the [Griffiss Business & Technology Park](#)
- The site is less than 700 yards from the US Airforce Research Laboratory and less than a mile from Griffiss International Airport RME.
- The site is 10.5 miles from [The Cree Wolfspeed Plant](#) and 45 miles from the future \$100 Billion [The Micron Chip Plant](#).
- The site is within 15 minutes of three New York State Thruway interchanges (Interstate 90).
- The site is within 500 miles of 17 of the top 50 U.S. markets. The site is day's truck run from half of the population, personal income, business and sales in the U.S. and Canada.

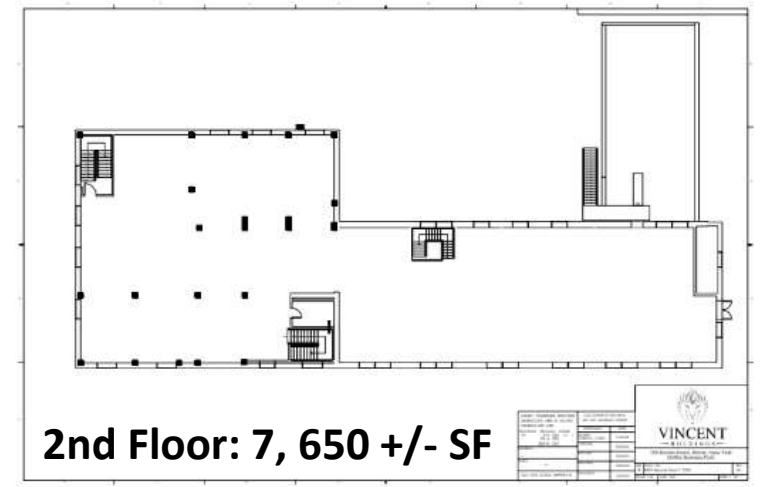
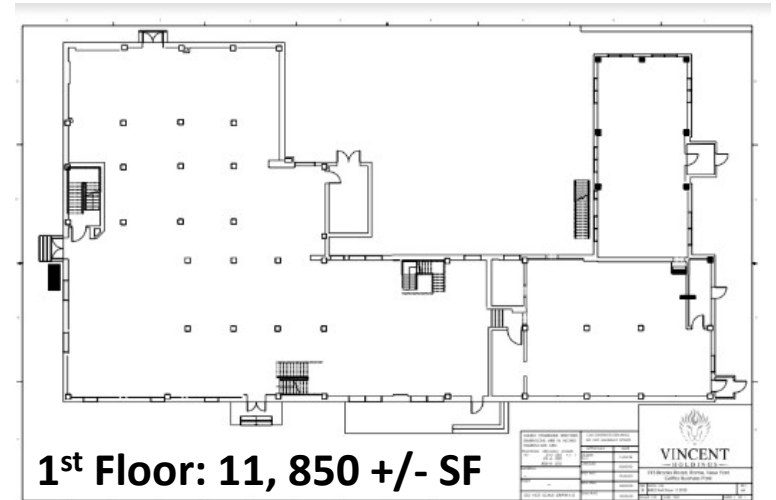
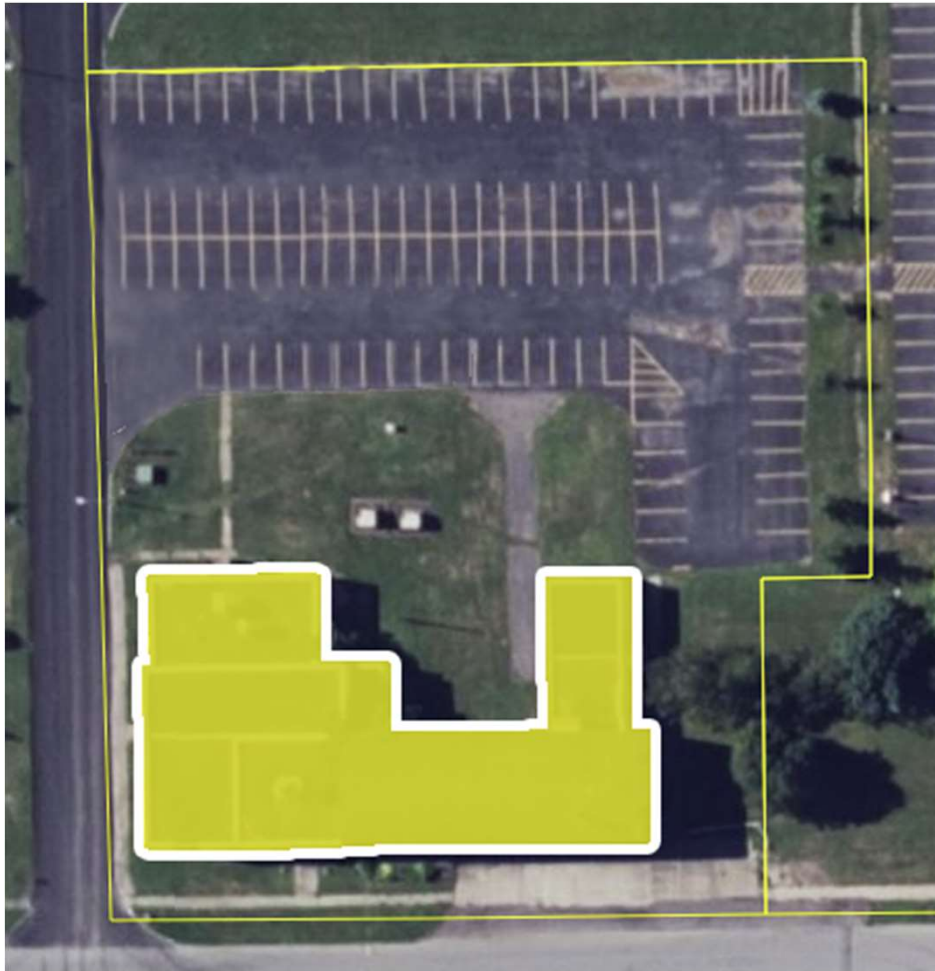


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# EXISTING AERIAL VIEW

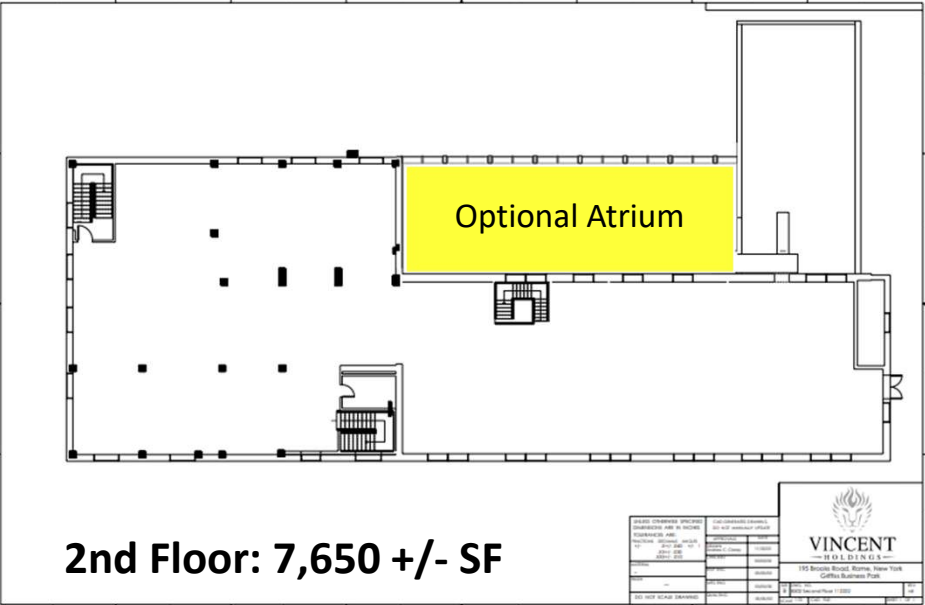
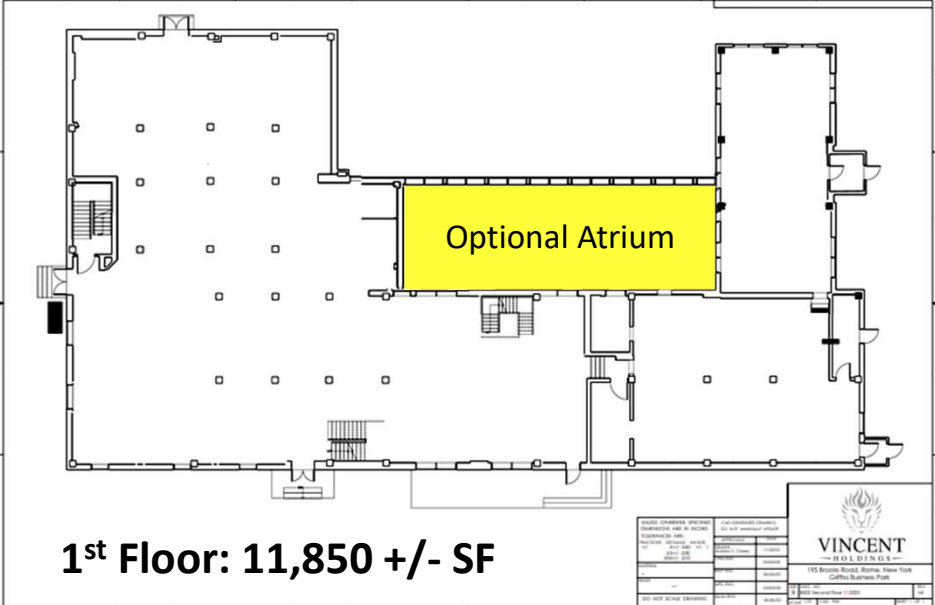
20,000 +/- SF existing structure, ready for your floor plans, on a 1.7 acre lot with 100 parking spaces.



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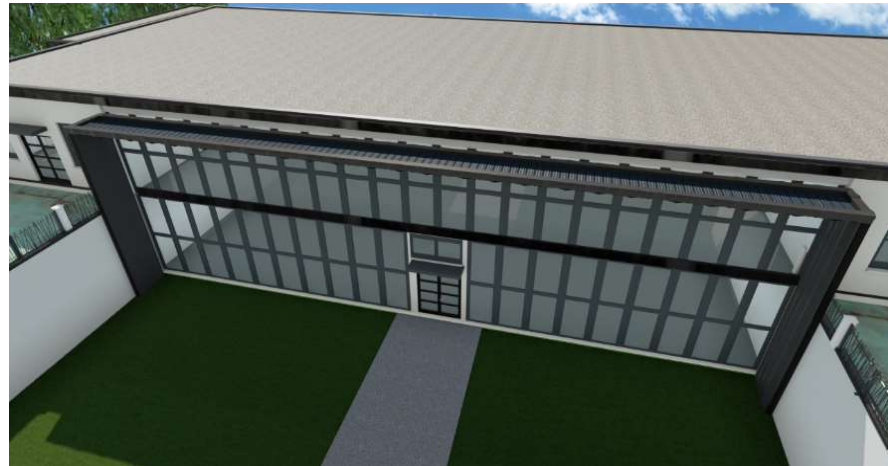
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# EXISTING FLOOR PLANS - with Optional Atrium



## Additional 4,000 SF two-story Atrium

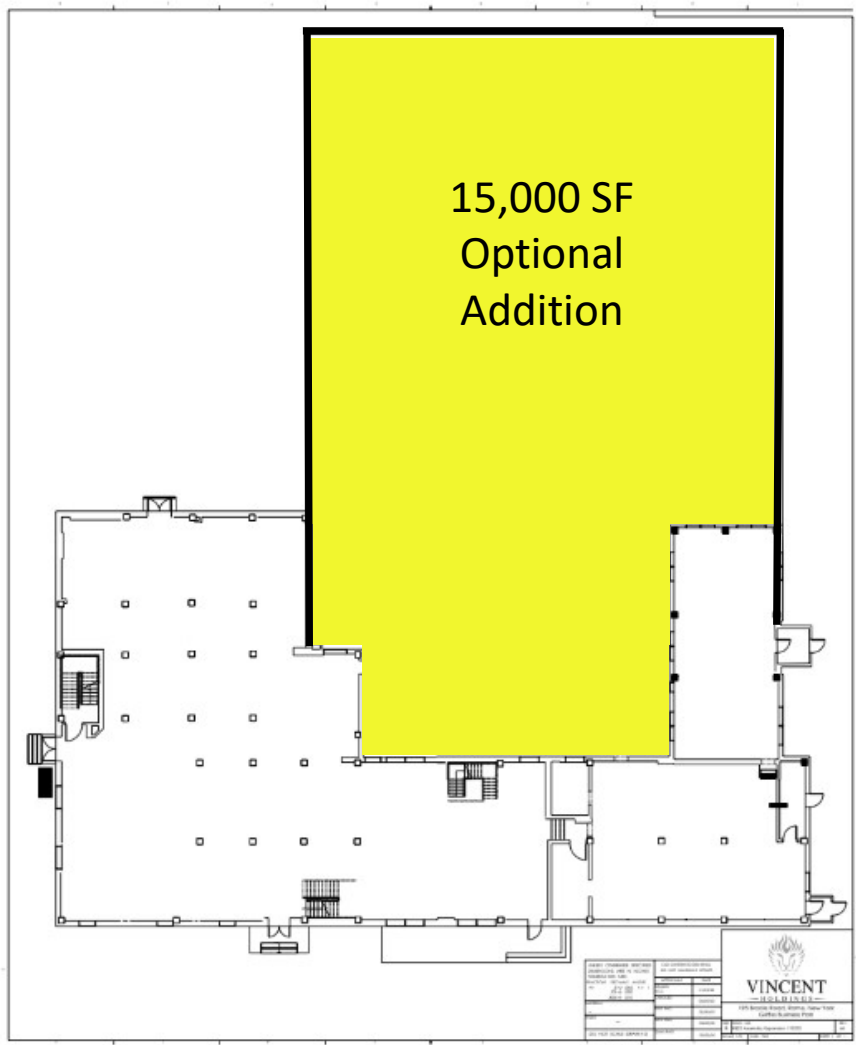
This property has 20,000 SF of leasable space with flexible design and permitted uses. Proposed rendering to expand foot by adding a 2 story/4,000 SF atrium based upon you needs.



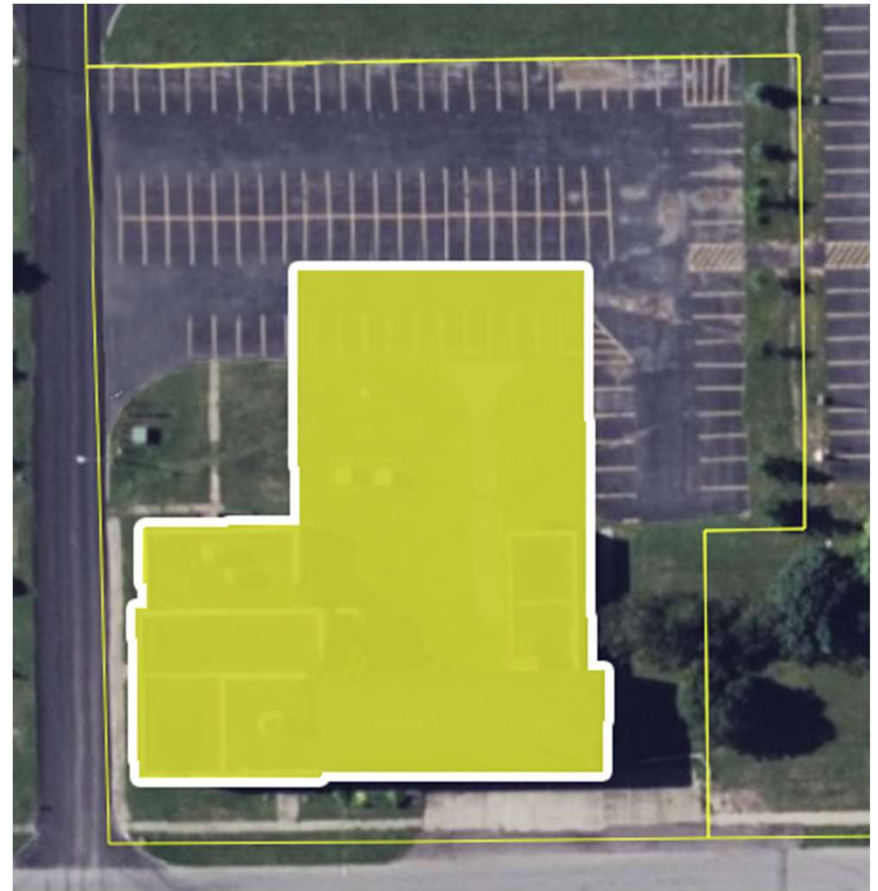
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# FLOOR PLAN WITH EXPANSION OPTION



The site can accommodate an additional 15,000 SF footprint to accommodate your business needs, raising the total SF to 34,600 +/- SF.



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# Demographics & Infrastructure

## Within 400 Miles of Griffiss (Demographics)

- Population in 2021: **73,455,954**
- 10-Year Growth: **3.2%**
- Employment: **35,615,567**
- Unemployment Rate: **3.5**
- Average Earnings/Job (Annualized): **\$82,623**



## Assets & Infrastructure

- A stable high-quality workforce
- Available labor pool and extensive advanced training and higher education opportunities
- Low cost, high voltage electrical distribution system
- Unlimited municipal water supply
- SONET fiber backbone
- Municipal sanitary sewer system
- Rail spur from CSX mainline
- An industrial port on the Erie Canal



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