


FOR SALE

FULLY LEASED MULTI-TENANT OFFICE BUILDING

Property Highlights

- 38,395± SF situated on 16.31± acres
- Fully leased office building with main tenants including NYSOGS (13,848± SF) and NYSARC (15,407± SF)
- Additional acreage can be used for future expansion or development
- Great location in proximity to area retail and services
- Ample parking
- Public water & sewer, electric
- Financials available upon request
- Property is available for acquisition via 1031 tax-deferred exchange, offering flexibility to qualified buyers.
- Contact listing agents with questions or to schedule a tour!

Demographic	1 Mile	3 Miles	5 Miles
Population	238	2,602	25,503
Households	99	1,067	11,088
Average H.H. Income	\$82,596	\$92,222	\$78,539
Daytime Employees	102	1,396	9,442

Source: ESRI Business Analyst 2025

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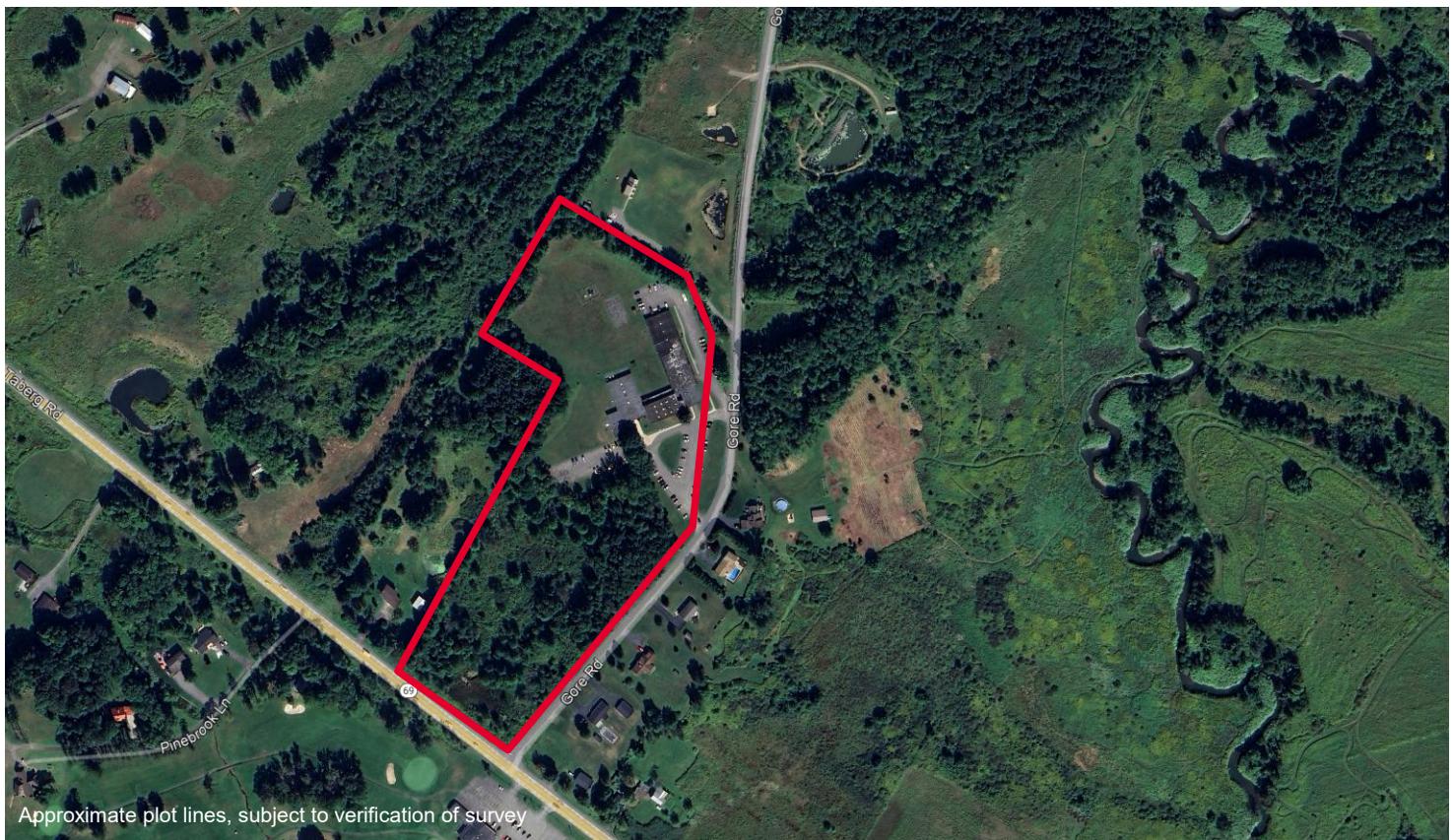
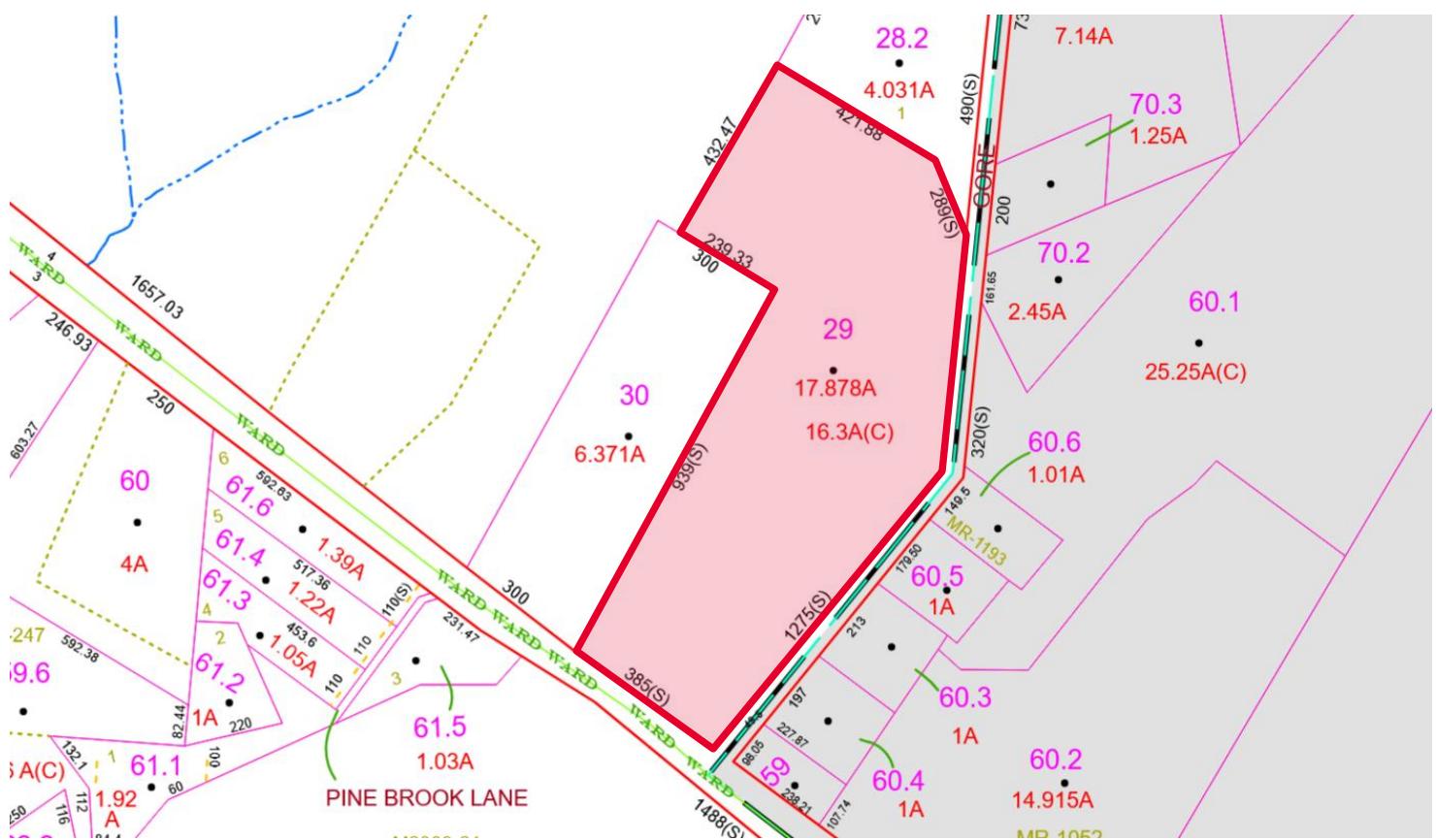


**CUSHMAN &
WAKEFIELD**



Pyramid Brokerage Company

**8163 Gore Road
Rome, New York 13440**



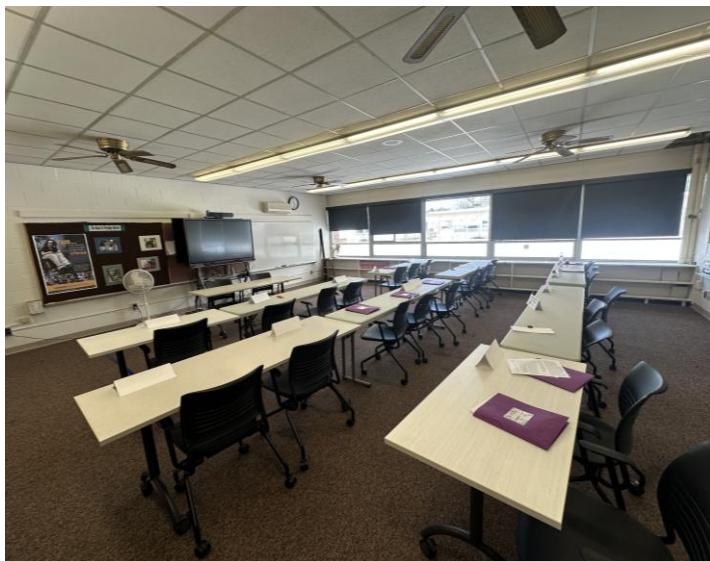
Approximate plot lines, subject to verification of survey



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Chobani is coming to Rome, New York!



An aerial view of Chobani's yogurt plant in South Edmeston. (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. [Read More](#)



"Chobani seeing rising demand, plans giant factory in New York" - The New York Times

"A new era of opportunity begins with Chobani in Rome" - The Rome Sentinel



["Why Chobani is doubling down in Upstate NY: the milk, booming sales and the people"](#) - Syracuse.com