


FOR SALE OR LEASE

90,000± SF INDUSTRIAL BUILDING

Property Highlights

- High bay warehouse (30' ceiling height)
- 11 dock level doors and 1 grade level drive-in door
- Anticipated completion Q1 2027
- Central New York location with easy access to major highways including the NYS Thruway (I-90)
- Ideal for manufacturing, warehousing, and distribution
- Strong local labor pool and potential for incentives

Demographic	3 Miles	5 Miles	10 Miles
Population	56,566	86,679	144,591
Households	23,003	35,765	60,651
Average H.H. Income	\$71,618	\$81,137	\$91,622
Daytime Employees	24,624	41,204	69,339
Source: ESRI Business Analyst 2026			

EXCLUSIVE CONTACT

James Dylan Furney
Associate Real Estate Broker
+1 315 225 8571
jdfurney@pyramidbrokerage.com

Jeffrey D'Amore, SIOR
Real Estate Broker
+1 315 725 3510
jdamore@pyramidbrokerage.com

587 Main Street, Suite 102
New York Mills, New York 13417
+1 315 736 0856
pyramidbrokerage.com



Current Condition - September 2026



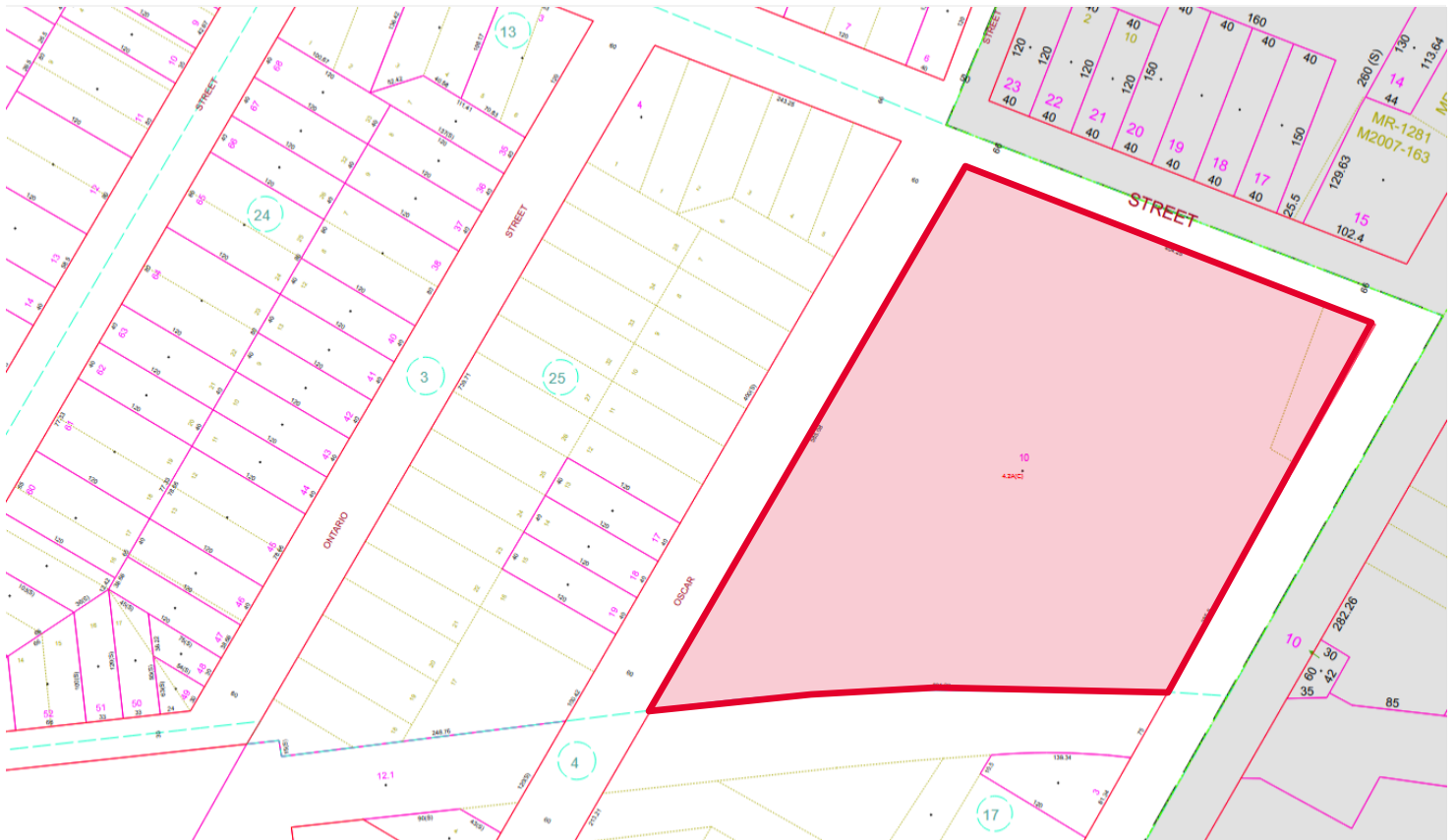


CUSHMAN &
WAKEFIELD



Pyramid Brokerage
Company

1900 Bleecker Street
Utica, New York 13501



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.