


FOR LEASE

DOWNTOWN UTICA OFFICE/WAREHOUSE

Property Highlights

- Former Utica Observer Dispatch building
- Up to 40,000 SF available for lease
- Ample parking
- Previously used for a mix of light industrial/warehouse and office
- One (1) dock-level door and two (2) grade-level doors
- Excellent location, in 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	15,228	70,894	101,678
Households	6,245	28,479	42,654
Average H.H. Income	\$49,766	\$74,444	\$87,099
Daytime Employees	12,230	33,208	52,285

Source: ESRI Business Analyst 2026

Traffic Counts

Oriskany Street	21,210 AADT
-----------------	-------------

Source: NYS DOT 2025

EXCLUSIVE CONTACT

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

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

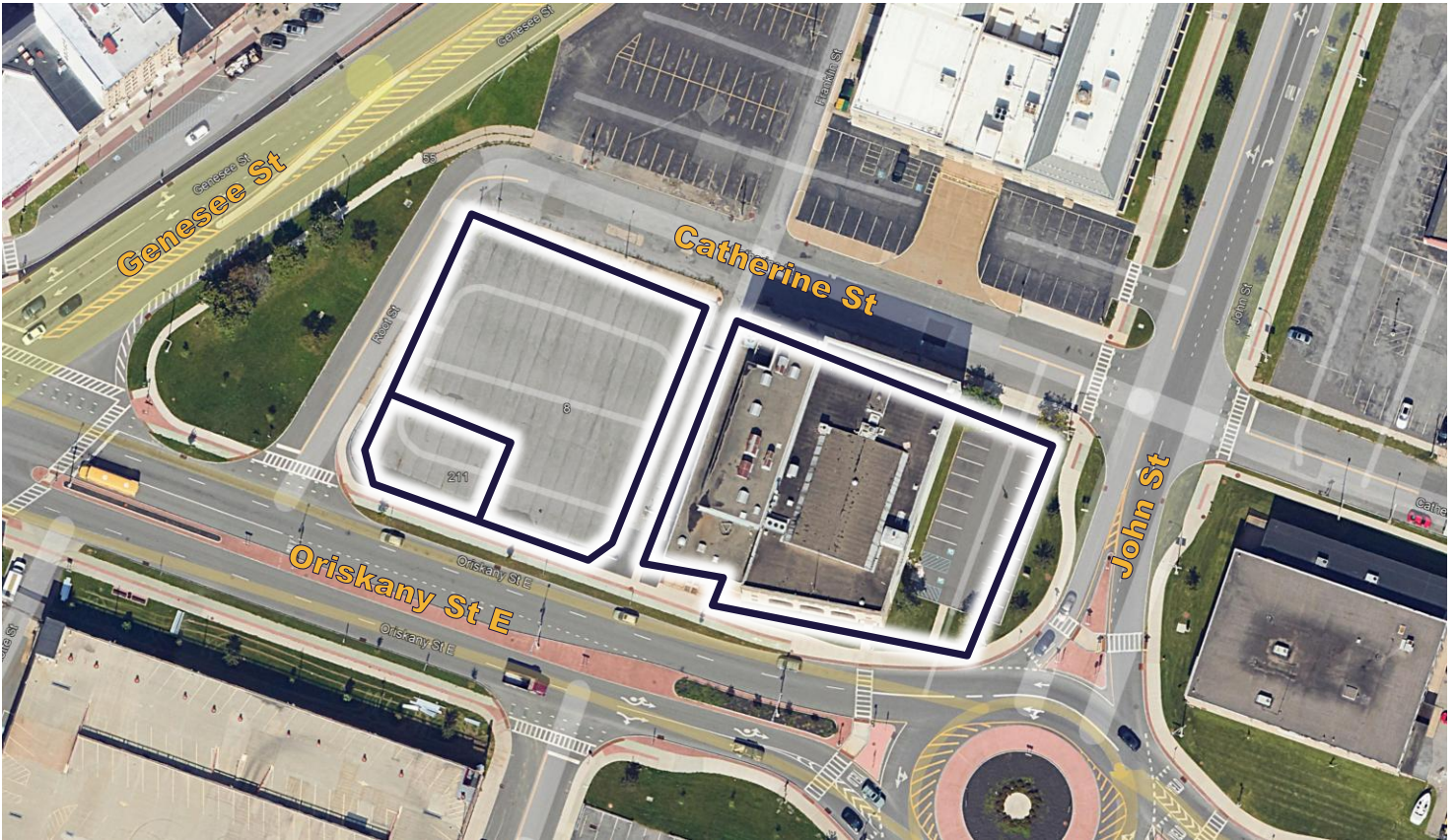


CUSHMAN &
WAKEFIELD



Pyramid Brokerage
Company

221 Oriskany Street
Utica, New York 13501





**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**221 Oriskany 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.



CUSHMAN &
WAKEFIELD



Pyramid Brokerage
Company

221 Oriskany Street
Utica, New York 13501

