CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

305 East Locust Street
Rome, New York 13440



FOR SALE OR LEASE

FREESTANDING OFFICE/RETAIL BUILDING

Property Highlights

- 15,360± SF building on 1.34± acres of land
- Ground floor (7,680± SF) is equipped with offices, large open activity rooms, and a kitchen area (equipment not included)
- Lower-level space (7,680± SF) formerly occupied by a physical therapist is equipped with offices, kitchenette and large open rec rooms
- Corner lot with great visibility and easy access
- 154' of frontage on Black River Boulevard
- New roof 2025
- R-1-8 zoning
- Ownership will consider a sale/leaseback for a portion of the space
- Asking $975,000

Demographic	1 Mile	5 Miles	10 Miles
Population	12,314	35,657	65,451
Households	5,858	15,435	26,906
Average H.H. Income	$65,663	$74,076	$86,059
Daytime Employees	4,246	17,890	30,327

Source: ESRI Business Analyst 2025

Traffic Count

Black River Blvd	15,458 AADT

Source: NYS DOT 2024

EXCLUSIVE CONTACT

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Associate Real Estate Broker
+1 315 225 8571
jfurney@pyramidbrokerage.com

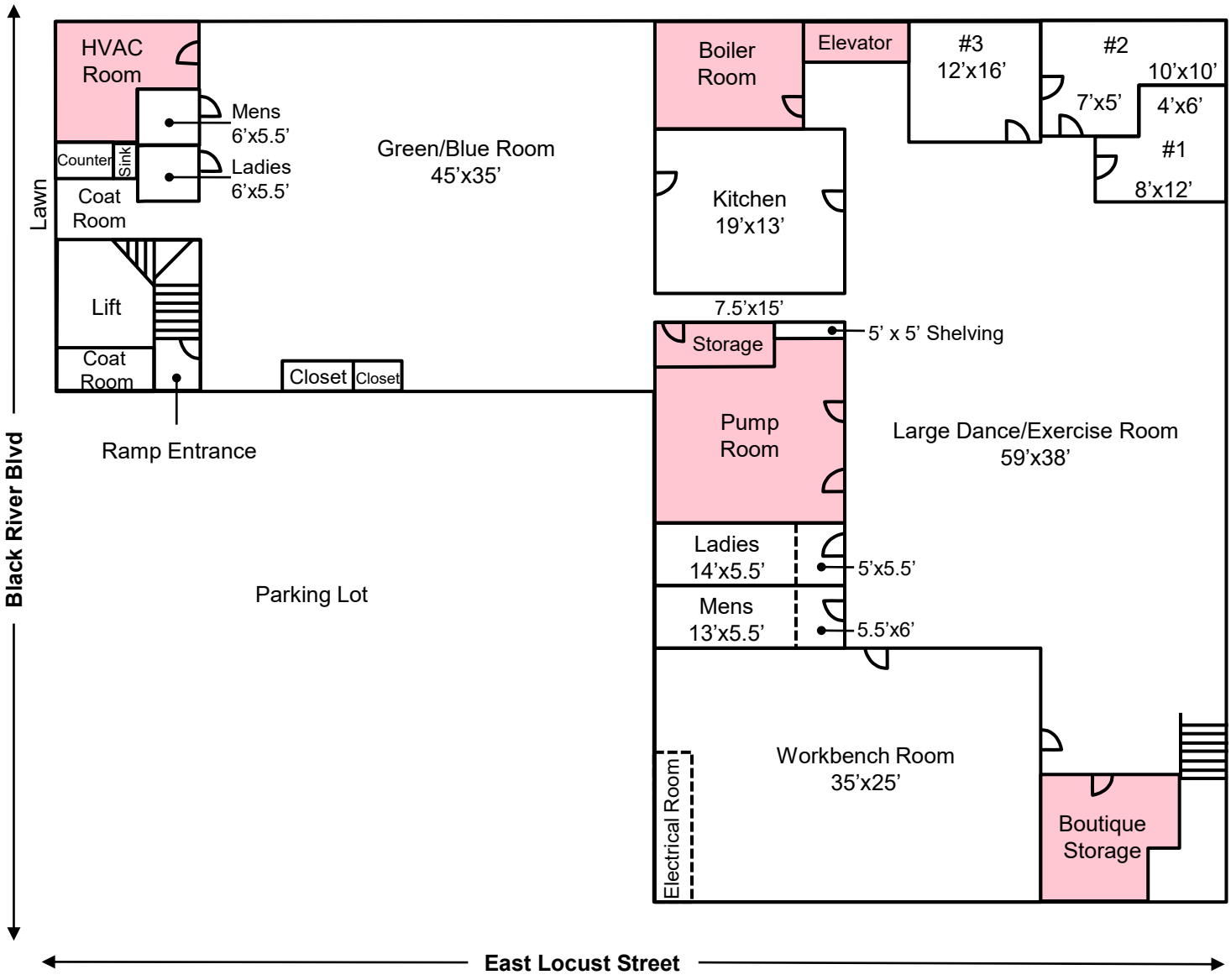
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Floor Plan – Lower Level



Total of Current Rental Space = 5,969.5± SF
Pink = not included in total space. This space is used by CCCC.

Not drawn to scale. Approximate plot lines subject to verification of survey.

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Floor Plan – Ground Level



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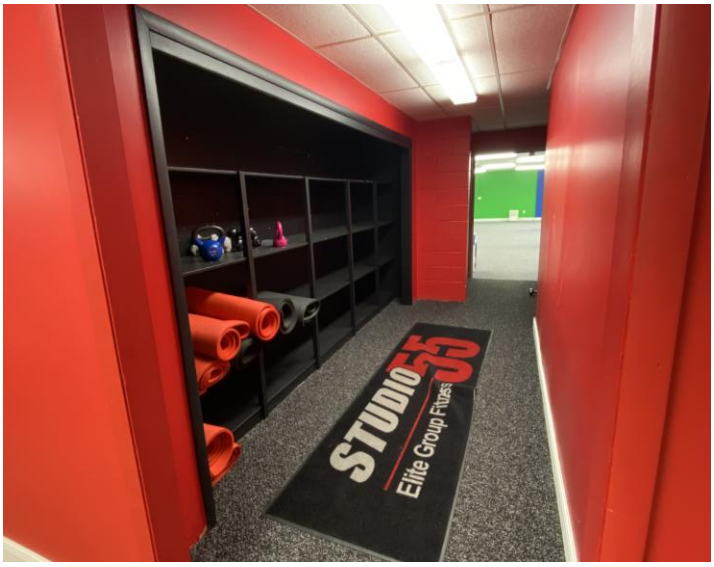
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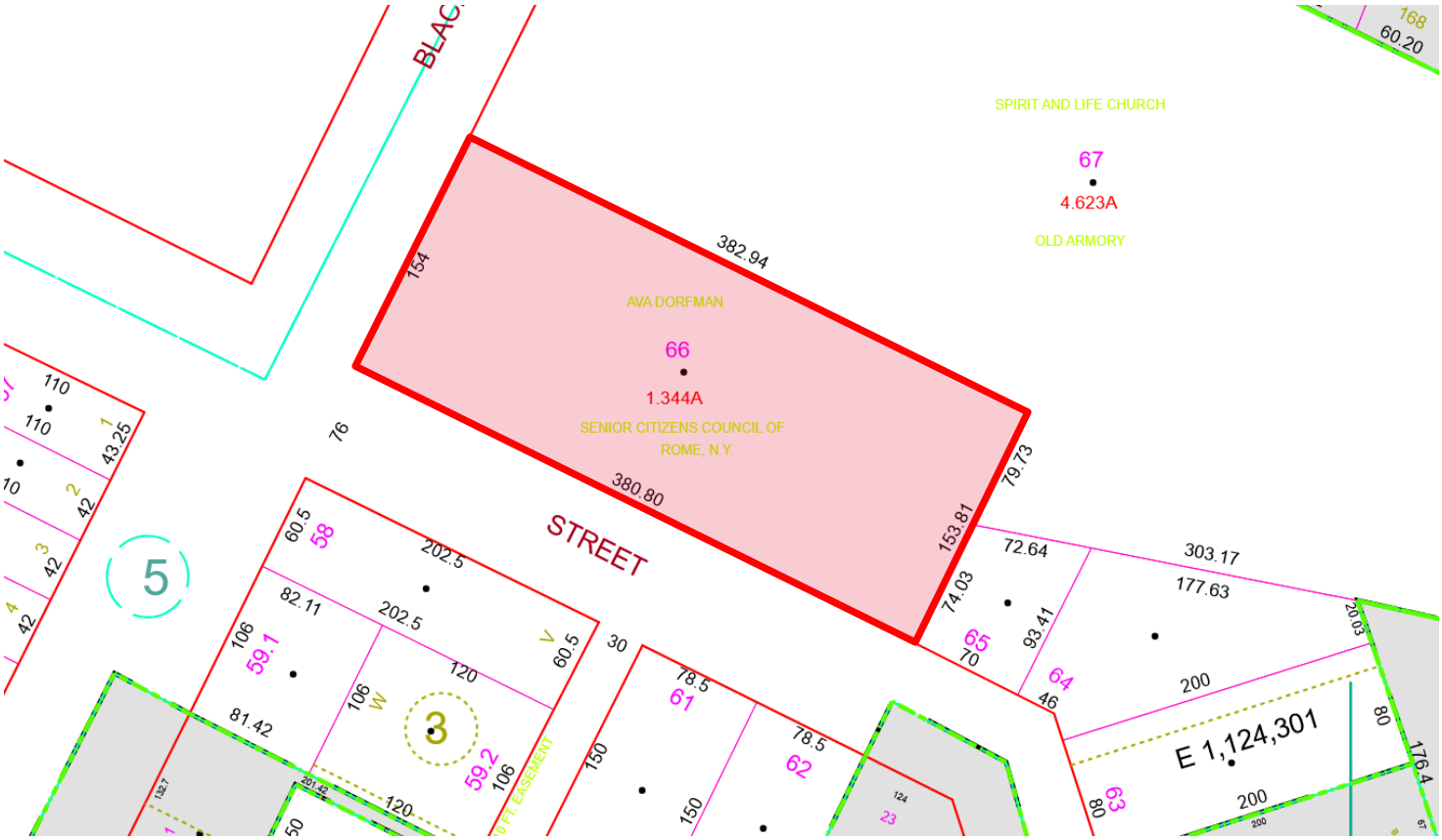


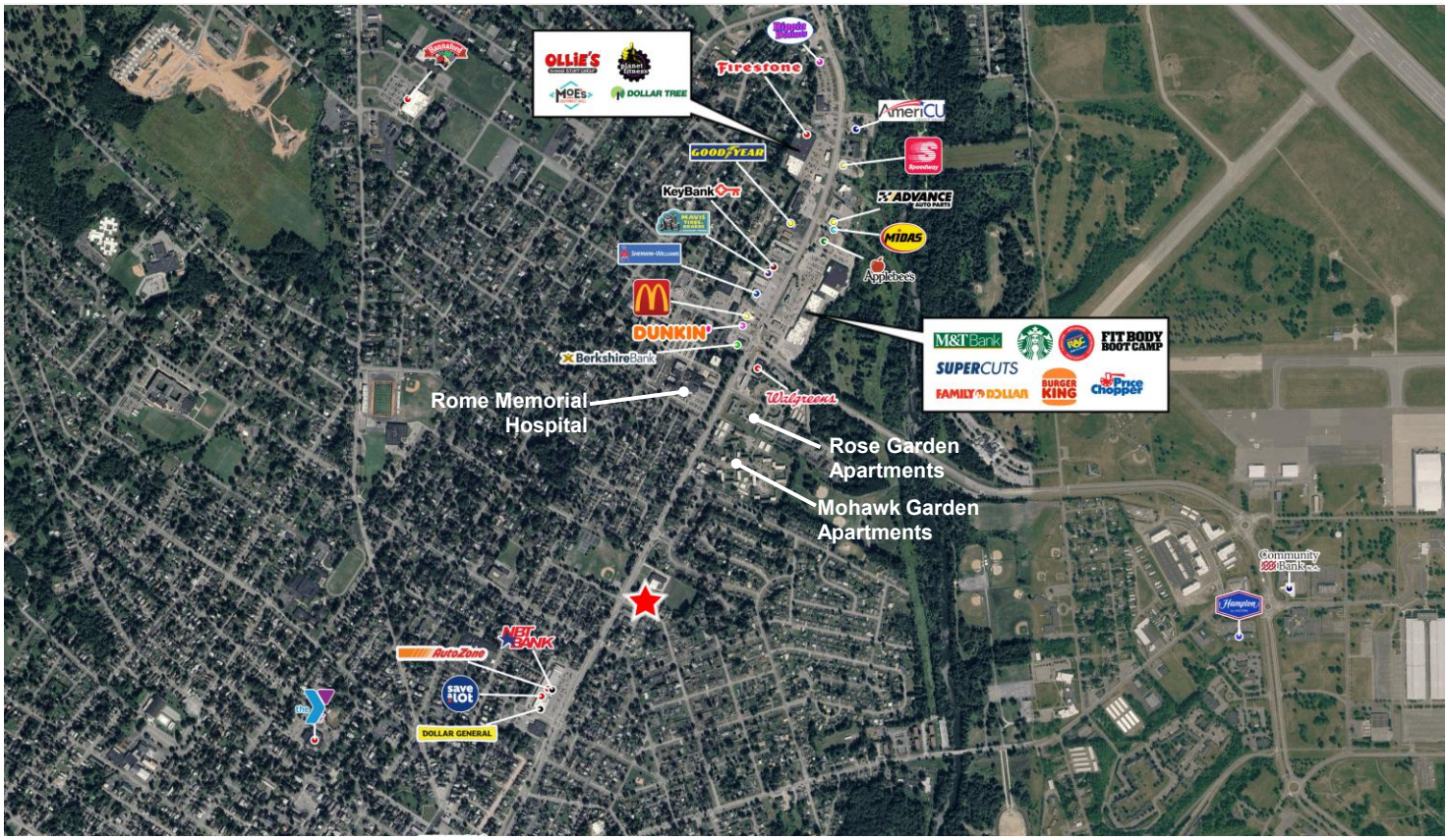


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Chobani is coming to Rome, New York!



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.



"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

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