

FOR LEASE

110 Hangar Road, Rome, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



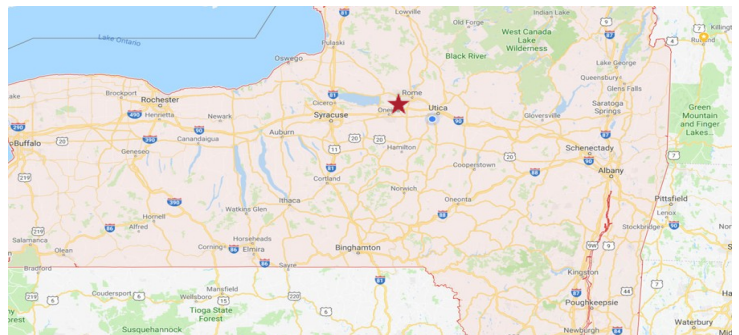
PROPERTY HIGHLIGHTS

Located within the Griffiss Business & Technology Park, 110 Hangar Road is a 7.9 +/- acre office development complex with 25,600 square feet of office space on site. Development plans for an additional 60,000 square feet in build to suit facilities within the property with easy access & maximum exposure of the newly completed Rt. 825 Griffiss Parkway. The location of 110 Hangar Road has easy access to The Air Force Research Lab and the Griffiss International Airport, as well as several other tenants in the Park.

KEY TENANTS

- ☐ Air Force Research Lab
- ☐ DFAS
- ☐ Eastern Air Defense Sector
- ☐ Family Dollar Distribution Center
- ☐ Sovena USA
- ☐ Mohawk Valley Community College

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5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13221

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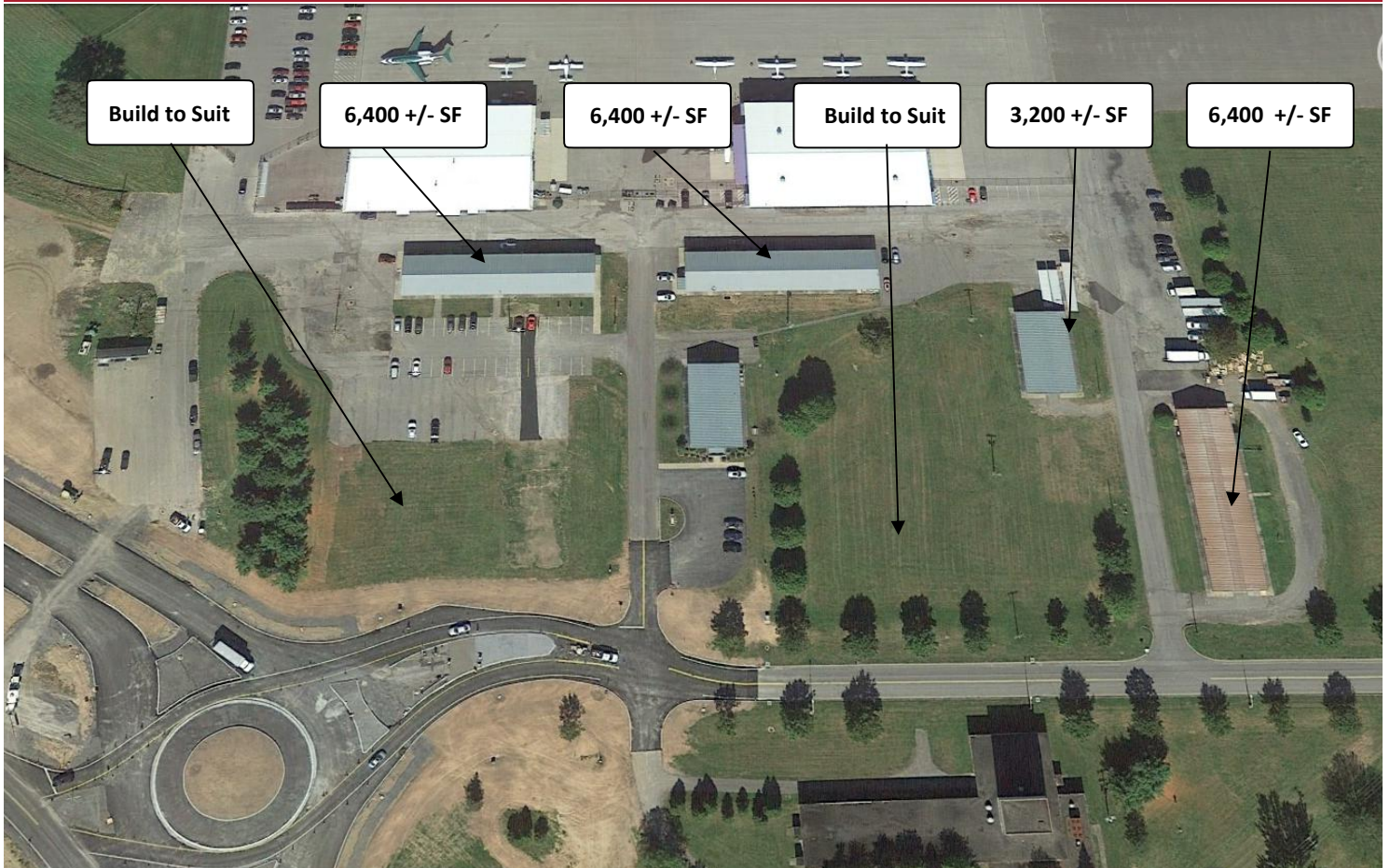
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DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Population	27,521	37,566	77,613
Households	11,746	15,000	29,786
Average HH Income	\$59,775	\$62,777	\$71,172
Daytime Population	14,841	19,111	31,713



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Address:	110 Hangar Road	Cross Street:	Griffiss Parkway
City:	Rome	Roof Type:	Metal
State:	New York	Zoning:	Planned Development
Zip:	13440	Total Assessment:	\$ 1,003,000.00
County:	Oneida	RE Taxes	\$ 11,261.00
Tax ID:	224.000-0001-003.002 & 004	CAM:	\$ 8,640.00
Lease Type:	NNN	Space is Currently:	Partially Occupied
Lease Price:	\$ 16.00-\$20.00	No. of Floors:	1
Sale Price:	N/A	Bldg. Total SF:	25,600 +/-
Year Built:	1960's	Available SF:	Up to 25,600 +/-
Parking Spaces:	100 +/-	Retail:	25,600 +/-
Land Size/Dimensions:	7.91 +/- Acres	Office:	25,600 +/-
Electricity/Amps:	3 Phase	Warehouse:	N/A
Gas Type:	Natural Gas	Other:	N/A
HVAC:	Oil Fired Hear/ Electric A/C	Loading Facilities:	N/A
Elevator:	N/A	Ceiling Height:	N/A
Sprinkler:	No	Traffic Count:	N/A
Water:	Public	Sewer:	Public



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