

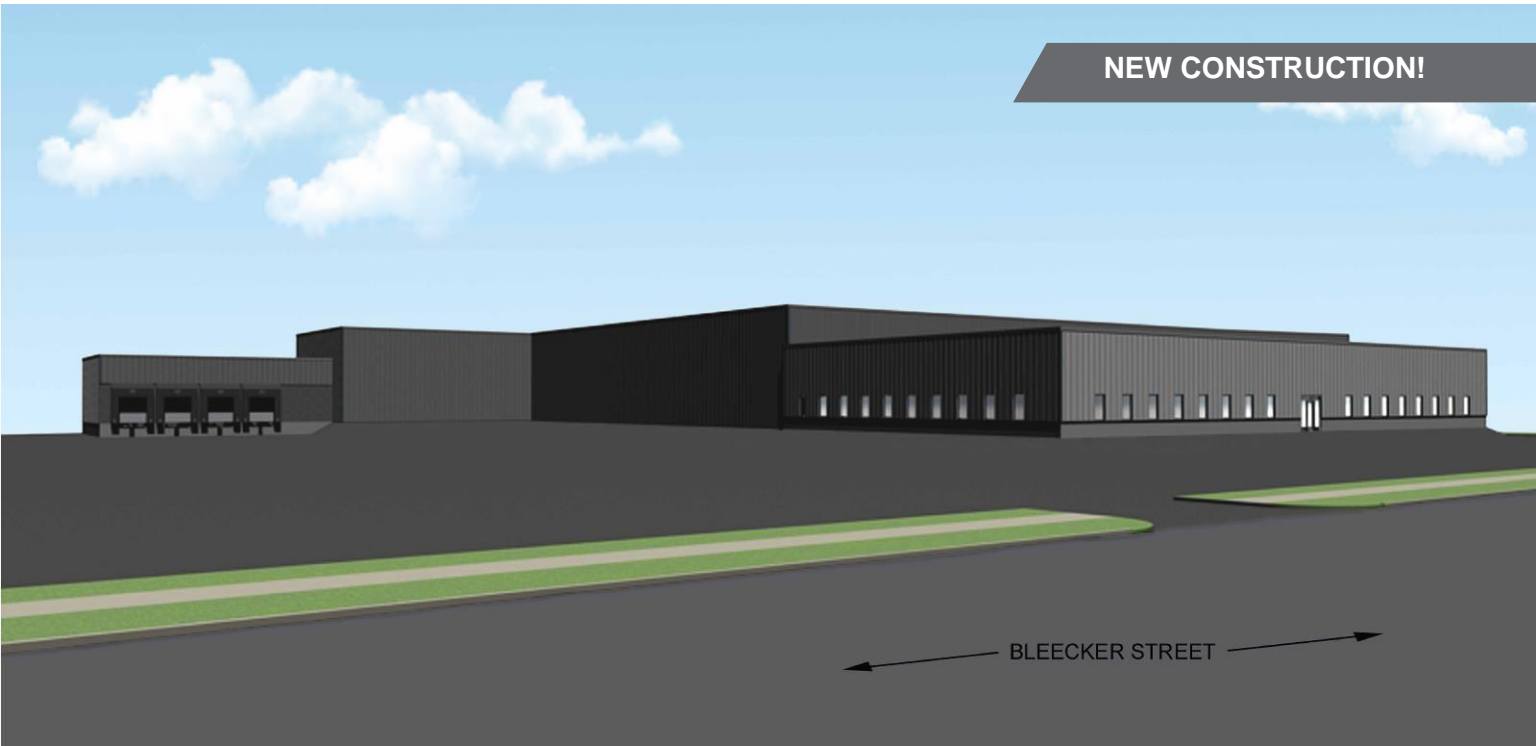


FOR LEASE

1900 Bleecker Street

Utica, New York 13501

NEW CONSTRUCTION!



90,000± SF High Bay Warehouse

Property Highlights

- New construction of high bay warehouse available 2nd quarter of 2022
- 30' clear height
- Eleven (11) dock level doors
- Ideal for manufacturing, warehousing, and distribution
- Strong labor pool and tax abatement incentives already in-place
- Conveniently located in Central New York with easy access to all major highways including the NYS Thruway (I-90)

Demographic	1 Mile	3 Miles	10 Miles
Population	9,818	54,622	145,566
Households	3,858	22,081	59,529
Average Income	\$47,327	\$51,972	\$76,311
Daytime Employees	4,299	23,988	64,430

Source: Sites USA; Applied Geographic Solutions 2021



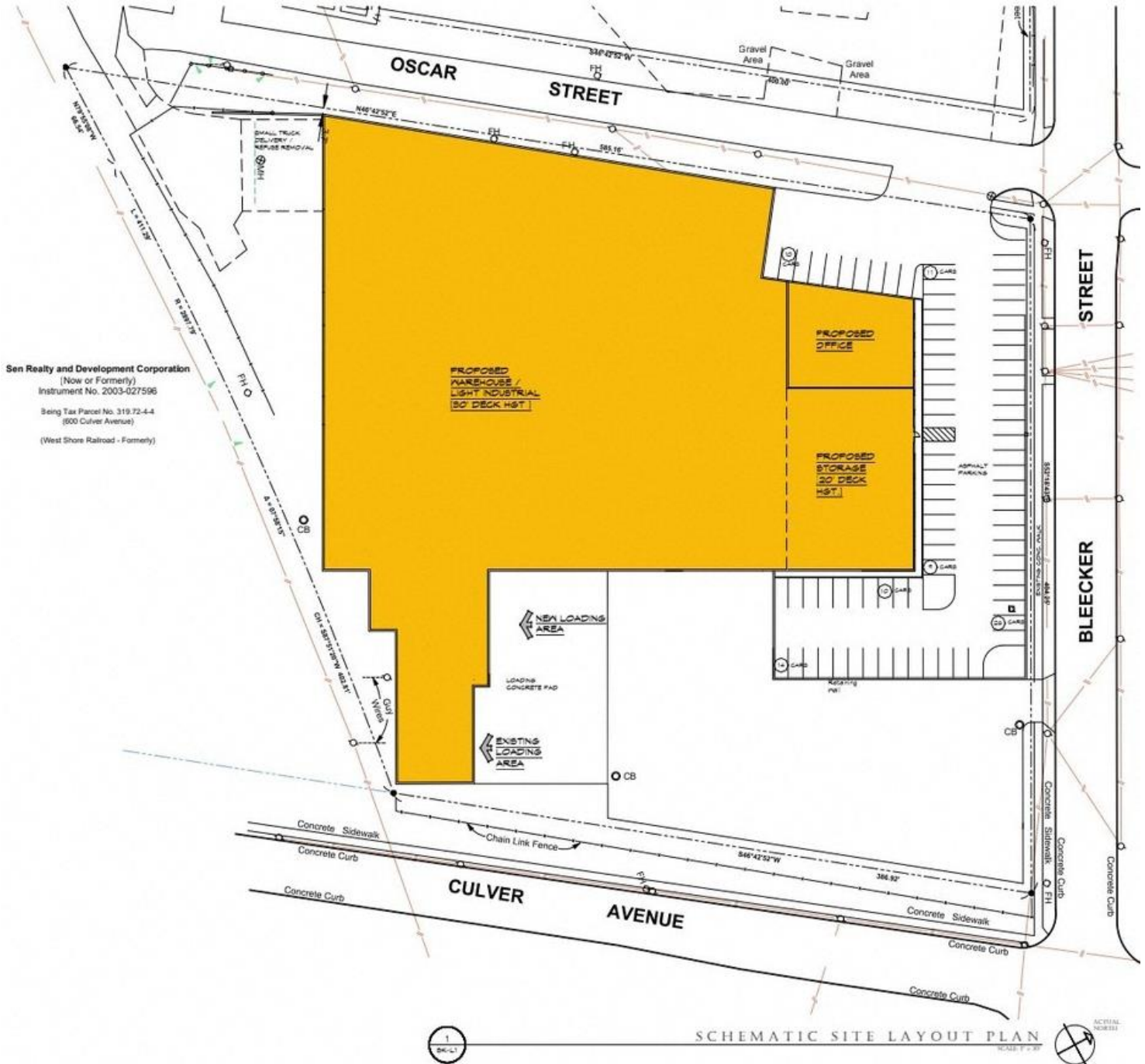
For more information, please contact:

James Dylan Furney
 Associate Real Estate Broker
 +1 315.225.8571
 jfurney@pyramidbrokerage.com

Jeffrey D'Amore, SIOR
 Real Estate Broker, Executive Director
 +1 315.725.3510
 jdamore@pyramidbrokerage.com

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

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OVERALL SCHEMATIC FLOOR PLAN

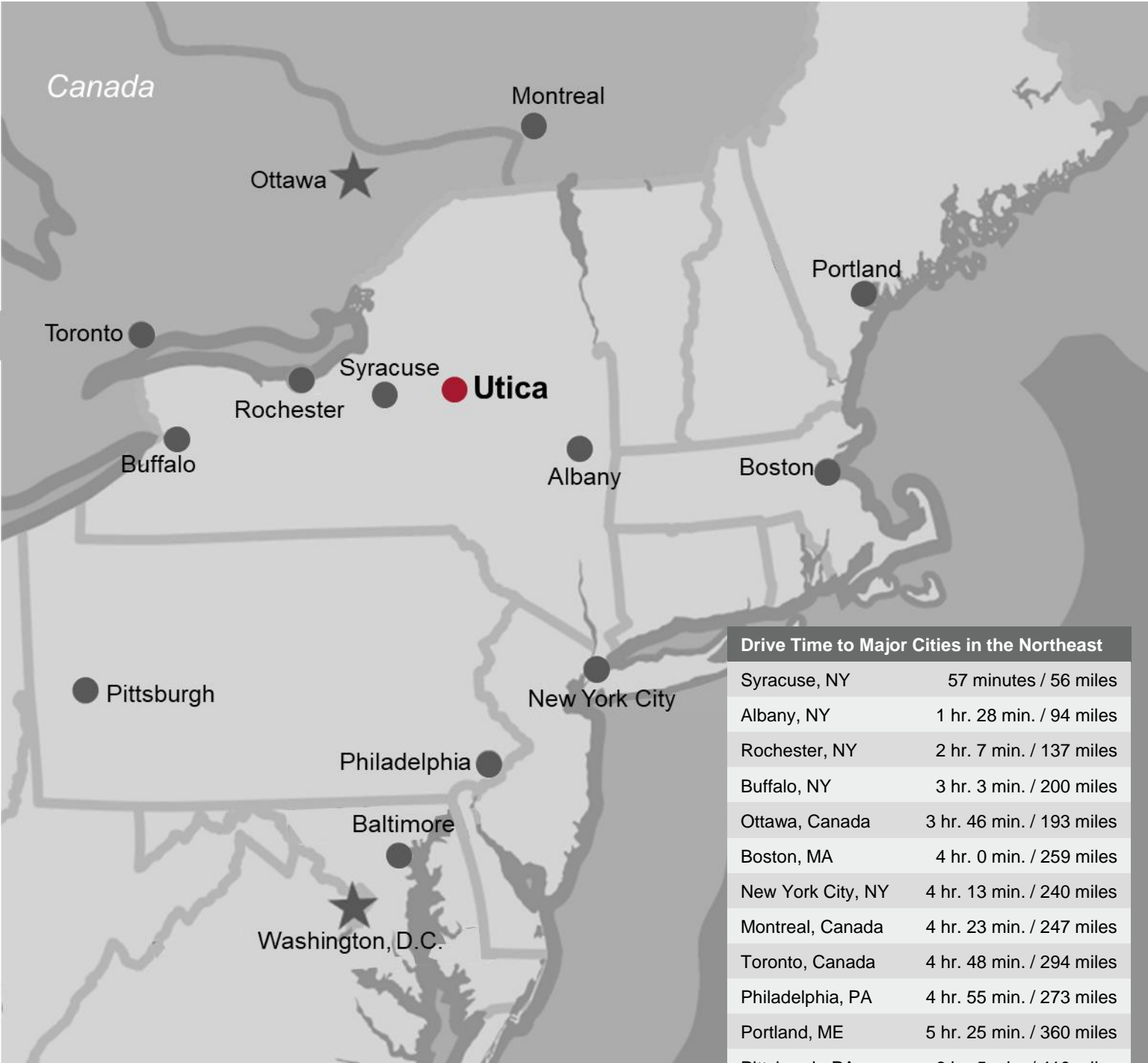
SCALE: 1/8" = 1'-0"



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Drive Time to Major Cities in the Northeast	
Syracuse, NY	57 minutes / 56 miles
Albany, NY	1 hr. 28 min. / 94 miles
Rochester, NY	2 hr. 7 min. / 137 miles
Buffalo, NY	3 hr. 3 min. / 200 miles
Ottawa, Canada	3 hr. 46 min. / 193 miles
Boston, MA	4 hr. 0 min. / 259 miles
New York City, NY	4 hr. 13 min. / 240 miles
Montreal, Canada	4 hr. 23 min. / 247 miles
Toronto, Canada	4 hr. 48 min. / 294 miles
Philadelphia, PA	4 hr. 55 min. / 273 miles
Portland, ME	5 hr. 25 min. / 360 miles
Pittsburgh, PA	6 hr. 5 min. / 410 miles
Baltimore, MD	6 hr. 10 min. / 353 miles
Washington, D.C.	7 hr. 10 min. / 397 miles