

FOR LEASE

110 Hangar Road, Rome, New York



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

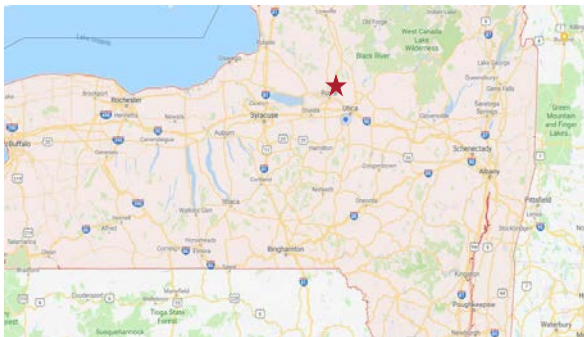


PROPERTY HIGHLIGHTS

Located in the heart of 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 position of 110 Hangar Road being in the "Park Center" of the Griffiss Business and Technology Park means easy access to The Air Force Research Lab and the Griffiss International Airport, as well as several other major 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



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



Pavia Real Estate Services
5 Oxford Road | New Hartford, NY 13413

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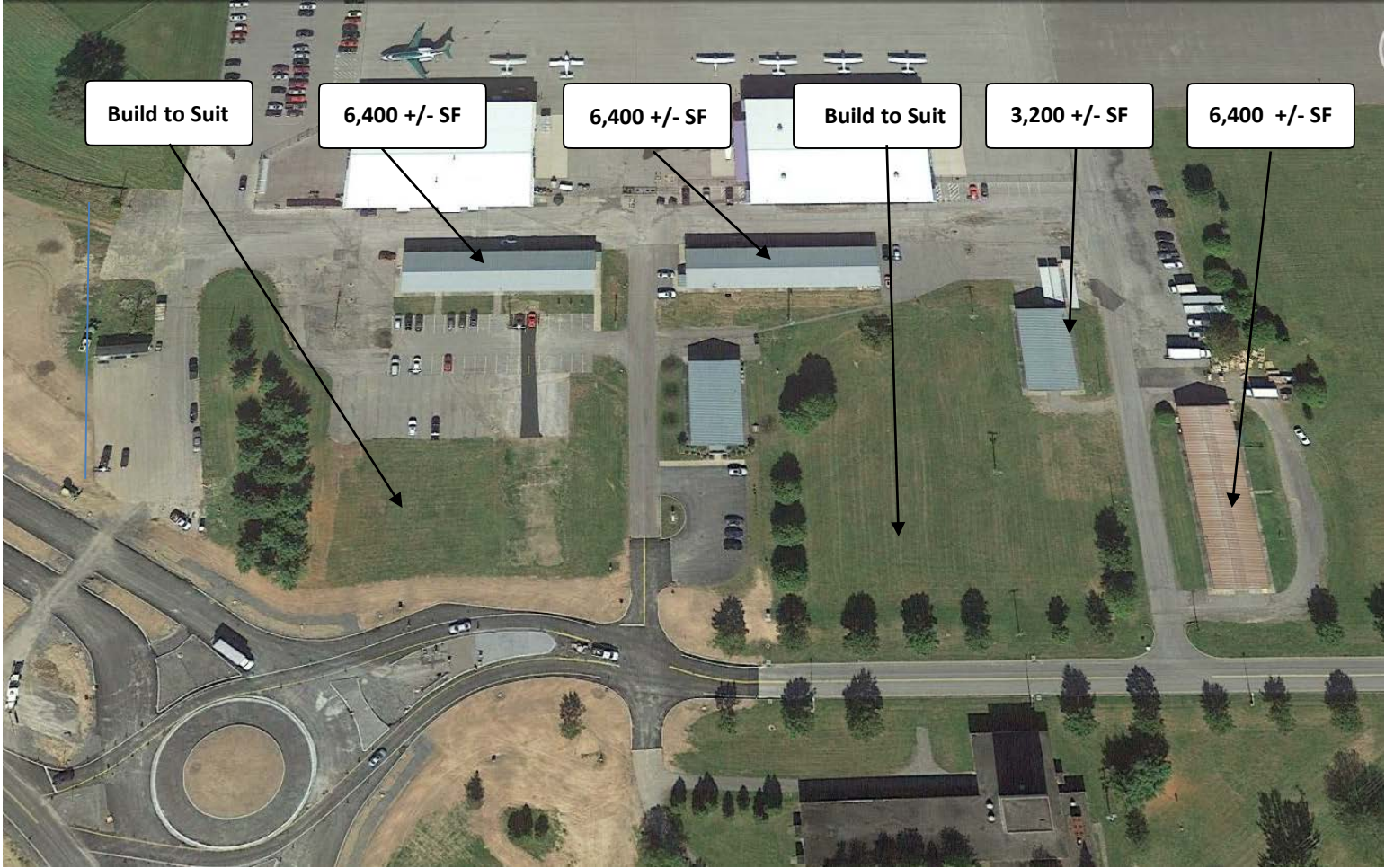
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Address:	110 Hangar Road	Cross Street:	Griffiss Parkway
City:	Rome	Roof Type:	Metal
State:	New York	Zoning:	Planned Development
Zip:	13440	Total Assessment:	\$ 1,003,000.00
County:	Oneida	RE Taxes:	\$ 11,261.00
Tax ID:	224.000-0001-003.002 & 004	CAM:	\$ 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 +/-	Office:	25,600 +/-
Electricity/Amps:	3 Phase	Warehouse:	N/A
Gas Type:	Natural Gas	Other:	N/A
HVAC:	Oil Fired Heat/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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