



# **PAVIA REAL ESTATE SERVICES**

*Commercial Real Estate Sales – Leasing – Consulting – Development - Management*

## **FOR LEASE** **1113 Herkimer Road, Utica, New York** **Brightwaters Farms**



**For More Information Contact:**  
**Brian Snow, Director of Corporate Services**

**Pavia Real Estate Services**  
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## EXECUTIVE SUMMARY:

Pavia Real Estate Services has been engaged as the exclusive leasing agent for Brightwaters Farms 1113 Herkimer Road Utica, New York.

The Subject Property is being offered for lease and Lessor and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials are being furnished solely for the purpose of review by prospective Lessee of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person – without the express written consent of Lessor.

The enclosed materials are being provided solely to facilitate the Prospective Lessee's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Lessor or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither Agent nor Lessor shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale, or withdrawal from the market without notice. Agent is not authorized to make representations or agreements on behalf of Lessor.

Lessor shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to lease the Property unless and until a binding written agreement for the leasing of the Property has been fully executed, delivered and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived.



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## EXECUTIVE SUMMARY (CONT.):

By taking possession of an reviewing the information contained herein, the recipient agrees that (a) the recipient shall not contact employees of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of Lessor or Agent; (b) the recipient shall make no attempt to visit the Property and/or grounds without the prior written approval of Lessor or Agent.

Lessor shall be responsible for any commission due to Agent in connection with a lease of the Property. Each Prospective Lessee shall be responsible for any claims for commissions by any other broker or agent in connection with a lease of Property if such claims arise from acts of such Prospective Lessee or its broker/agent. Any Lessee's agent must provide a registration signed by Lessee acknowledging said broker/agent's authority to act on its behalf.

## ENVIRONMENTAL MATTERS:

All parties to real estate transactions should be aware of the health liability and economic impact of environmental factors on real estate. Pavia Real Estate Services does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs and other contaminant products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of the buildings or may be present as a result of the previous activities at the Property. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection.



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## LISTING SUMMARY:

Pavia Real Estate Services, LLC as exclusive agent for Brightwaters Farms, is pleased to offer 1113 Herkimer Road for lease. The Subject Property consists of approximately 750,000 +/- SF of greenhouses and support facilities situated on over 100 acres of land in the City of Utica, Oneida County in Upstate New York.

The facility has more than 800,000 +/- SF of state of the art computer controlled greenhouses along with supporting warehousing, cold storage, loading docks, offices and staff support. The entire facility is heated by three (3) six hundred (600) horsepower, and one (1) three hundred (300) horsepower natural gas hot water and steam boilers.

An additional 225,000 +/- SF of greenhouse space infrastructure has been prepared in anticipation of expansion, bringing the total potential square footage for lease to approximately 1,025,000 +/- SF

Originally built in an East – West configuration, best suited for the cultivating and growing of bedding plants, Brightwaters Farms currently produces tomatoes and cucumbers with an annual yield in excess of 2.6 million pounds, all grown, processed, packaged and distributed onsite utilizing a precise controlled hydroponic growing environment to produce superior products consistent in color size and taste.

Other significant features of this facility include:

- Quality tested public water supply delivered with two (2) twelve (12”) mains
- Approximately 36,000 +/- SF of ebb flow benches
- Approximately 172,000 +/- SF of ebb flow flooring
- 2,400 +/- amp 120/240 power distribution
- Additional acreage for up to 250,000 +/- SF greenhouse expansion or outside growing
- 50,000 +/- SF warehouse / distribution with 10 loading docks
- Excellent employment base
- Experienced onsite management



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## LOCATION:

The Brightwaters facility and is located within 2 miles of exit 31 of the New York State Thruway, (I-90) 50 miles from I-81 in the Syracuse area and 90 miles from I -87 in the Albany area, and is within a six (6) hour drive to most major business hubs in the Northeast, the Megalopolis, and the cities of Toronto and Montreal Canada.

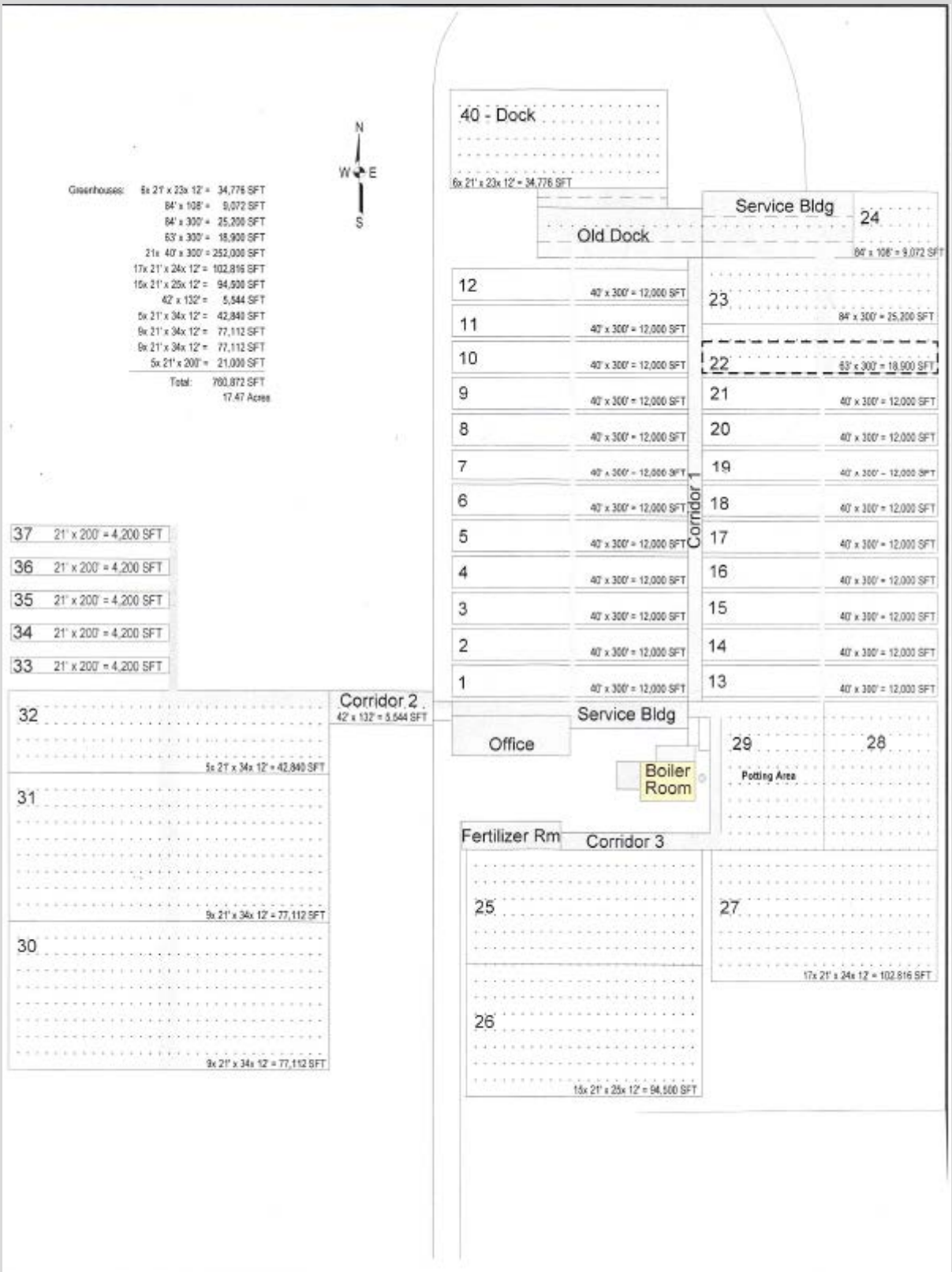
Rail Service via Conrail is also located within 3 miles of the site, with loading capacity near the rail facility.

Commercial air travel is accessible from Syracuse's Hancock International Airport, approximately 50 miles west, and private air travel via the Griffiss International Airport located approximately 10 miles to the Northwest in the City of Rome



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Brightwaters Farms





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**EBB FLOW BENCHES AND FLOORING**







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All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental or conditions prior sale, lease or financing or withdrawal without notice

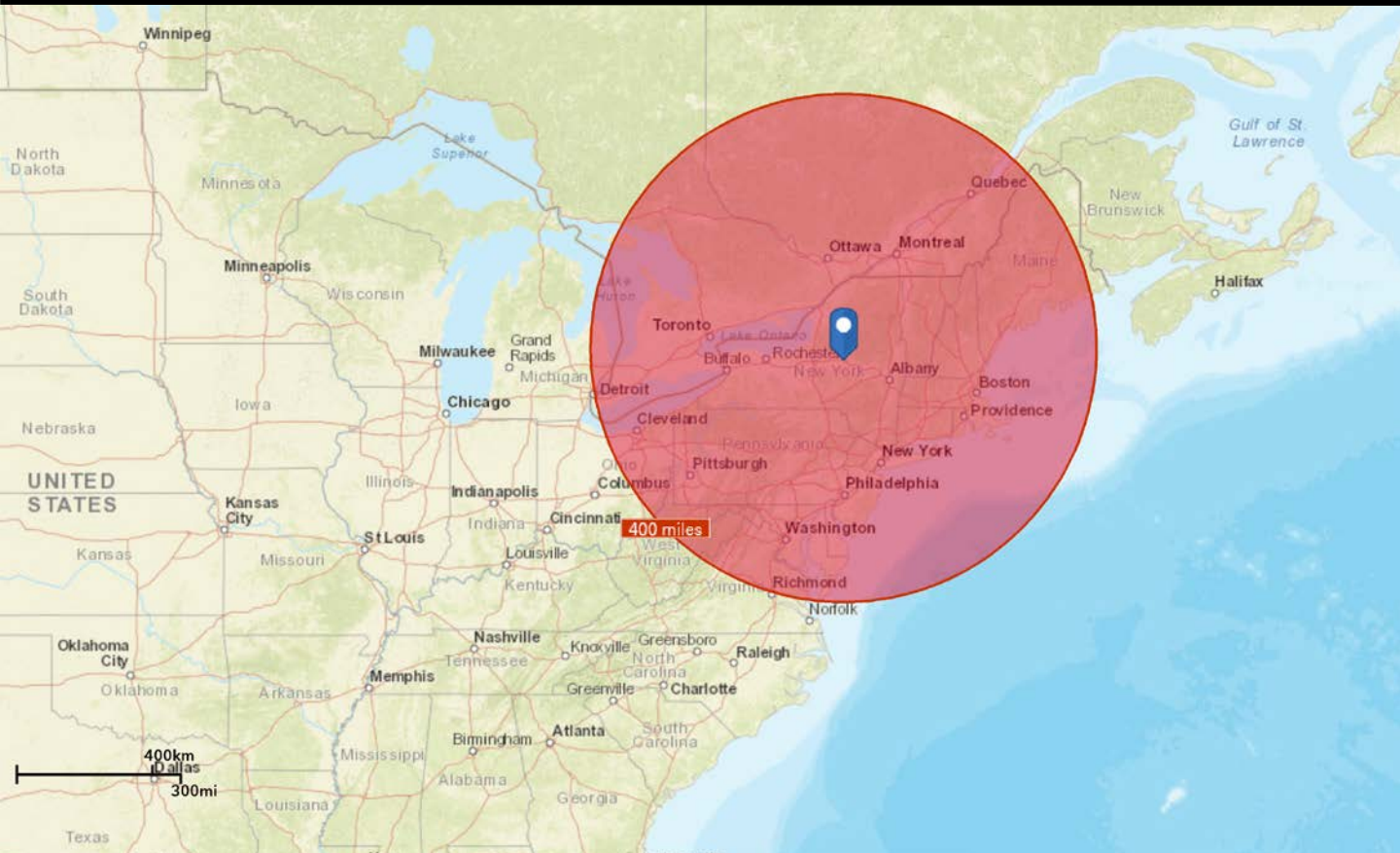


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