

FOR SALE

# 150 CLINTON ROAD NEW HARTFORD, NY 13413



CUSHMAN &  
WAKEFIELD



Pyramid Brokerage  
Company

**OFFERING  
MEMORANDUM**

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The terms and conditions set forth above apply to this Brochure in its entirety.

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## **CUSHMAN & WAKEFIELD | PYRAMID BROKERAGE COMPANY**

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# THE OFFERING

Pyramid Brokerage Company has been retained to exclusively represent ownership ("Owner") in the sale of existing building located at 150 Clinton Road, New Hartford, New York 13413, (the "Property").

The property consists of an 11,843± SF church, 4,064± SF (plus basement) rectory, 4,629± SF parish center and two open air, unheated structures, all situated on 9.42± acres.

# OFFERING PROCEDURES

The Owner will consider all qualified offers on the property. Offers and letters of interest or intent are to be submitted through Pyramid Brokerage Company.

For further details or to arrange a tour, please contact the Exclusive Agents at Cushman & Wakefield | Pyramid Brokerage Company.



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150 CLINTON ROAD, NEW HARTFORD, NEW YORK



# KEY FEATURES



## 9.42± ACRES

Land area includes parking for 150+ cars and excess land that can be developed. There is a National Grid easement along the eastern side of the property that has three utility lines running through it.



## EXCELLENT LOCATION

The subject property is within a 30-minute drive of Oneida, Rome, Utica, and Herkimer. Chobani is to invest \$1.2 billion into building a 1.4 million square-foot dairy processing plant at Griffiss Business and Technology Park in Rome — the largest investment in natural food manufacturing in the United States. Chobani aims to create more than 1,000 jobs in Oneida County, nearly *doubling* Chobani's New York State workforce.



## ZONING: MDR

Medium Density Residential allowing single and two-family residential homes by right. Other community-based uses are allowed subject to site plan review and/or requiring a special use permit. The Town of New Hartford has a Planned Development District Overlay that could be used for mixed-use or greater density development.



## EXCEPTIONAL OPPORTUNITY FOR REDEVELOPMENT

Subject property would be an ideal candidate for conversion to multi-unit residential. Oneida County Supervisor has confirmed a shortage of 6,000 housing units in Oneida County alone.



# PROPERTY INFORMATION

The subject property is located at 150 Clinton Road in the Town of New Hartford. The offering includes three tax parcels (328.-2-77, 328.015-5-52 and 328.015-5-53) totaling 9.42± acres. The property has 300.08' frontage on Clinton Road and 357' on Haverhill Drive.

## CHURCH

Two-levels with 5,768± SF on each level and a 307± SF entrance porch. Total square footage of 11,843±. Upper floor includes the sanctuary, choir loft, sacristy, and vaulted ceiling. The upper level is clear span structure. Lower level has classrooms, office, bathrooms and kitchen.

Hot water boilers installed in 2013 for heat only

Roof is a shingle roof with a flat asphalt roof over the front entrance

Power is 400 amp/240 volt/2-Phase

## RECTORY

Two-stories, total square footage is 4,064± plus a full basement. It is connected to the church via a common vestibule. Top floor includes two suites (bedroom, full bathroom and sitting room) plus a bedroom/full bathroom combination and a common living room. The first level has two offices, kitchen, half bath, and a dining room. The basement has areas for storage, a small kitchen, half bath and a mechanicals room. The garage is a three-car garage.

Rectory roof is flat/rubber

Hot water boiler serves the entire building in three zones – one per floor

Hot water heater has a 50-gallon capacity

The gas meter measures usage for the rectory and the church

## PARISH CENTER

Built in 1995, the 4,629± SF Parish Center is one-story and ADA accessible. The primary hall is 3,220± SF, connecting to the commercial kitchen, bathrooms, mechanical room and entrance hallway. The kitchen has an ANSUL/ventilation system, grease trap, dishwasher, refrigerator, freezer and stove/oven.

There is forced air heat and central air conditioning provided by two units

Hot water heater has 75-gallon capacity.

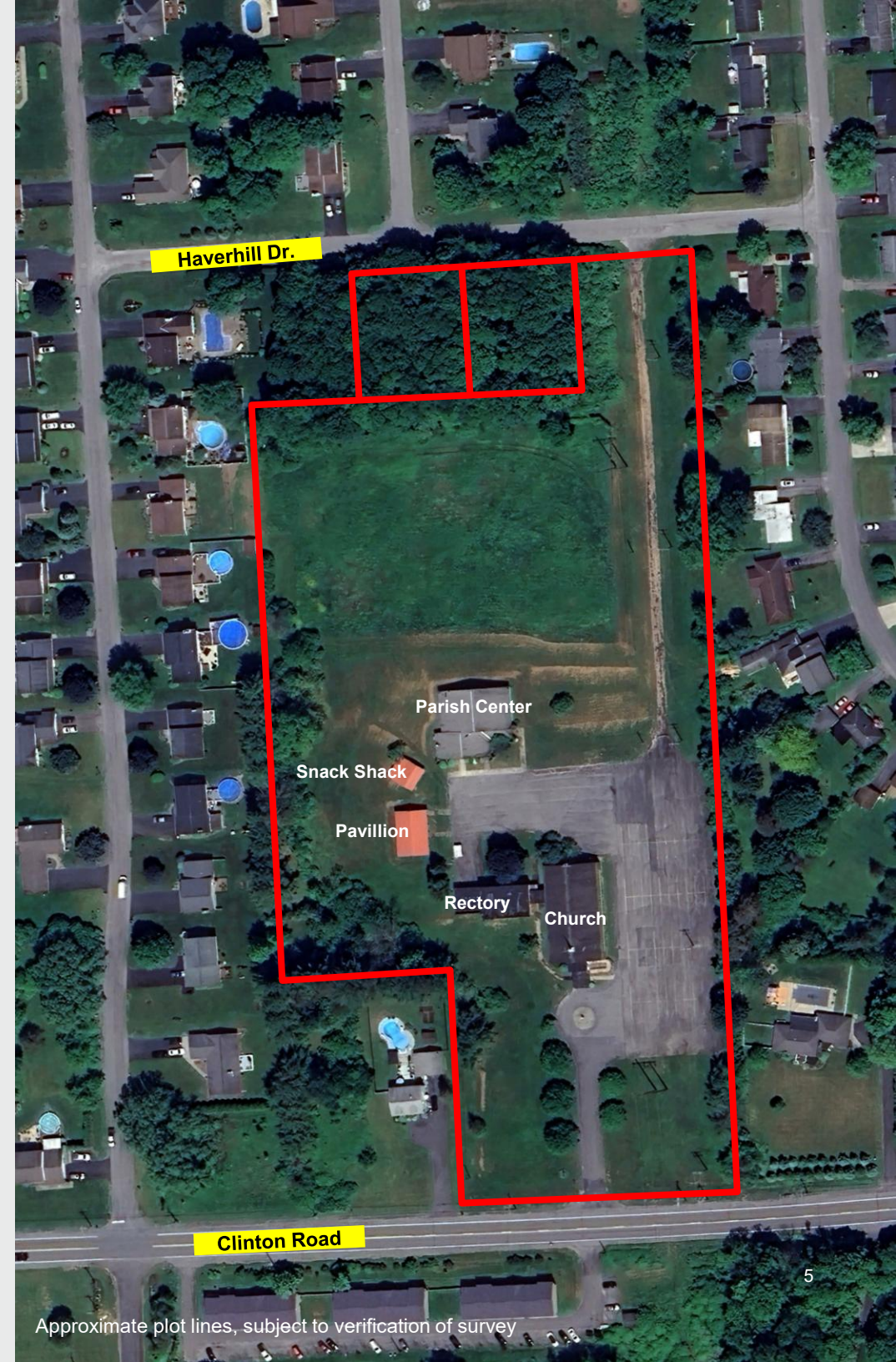
Roof is pitched with shingles.

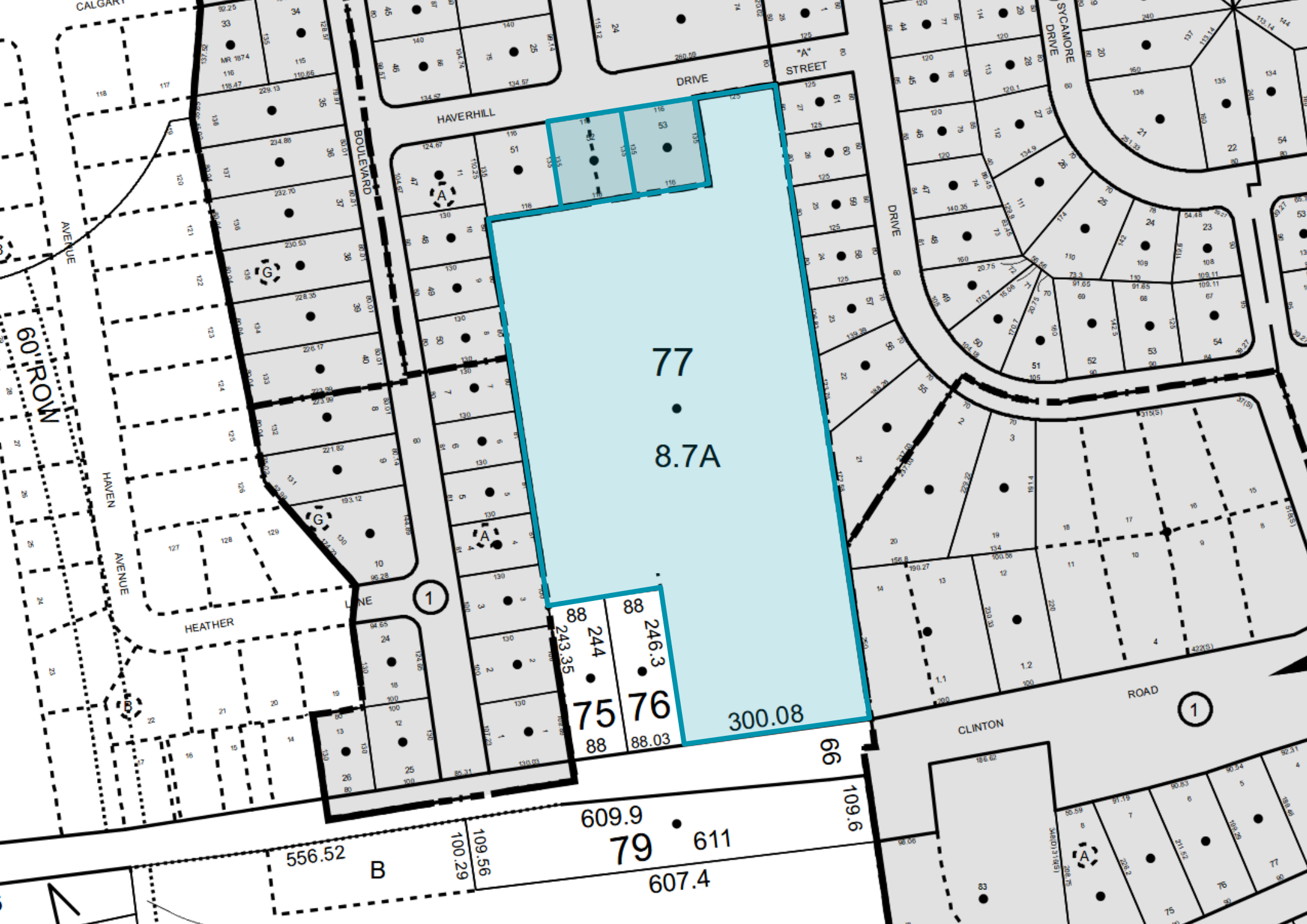
## ADDITIONAL STRUCTURES

Two open air, unheated structures –

**Pavillion** with roof and slab floor is 1,624± SF. New LED lighting was installed within the last few years.

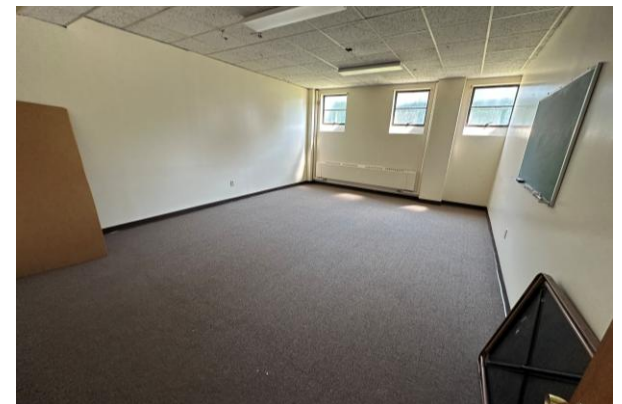
**Snack Shack** is 800± SF has a roof, walls, counter, charcoal grill, exhaust fans and is served by electricity and gas.





150 CLINTON ROAD, NEW HARTFORD, NEW YORK

# PROPERTY PHOTOS – CHURCH



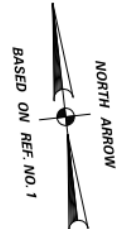
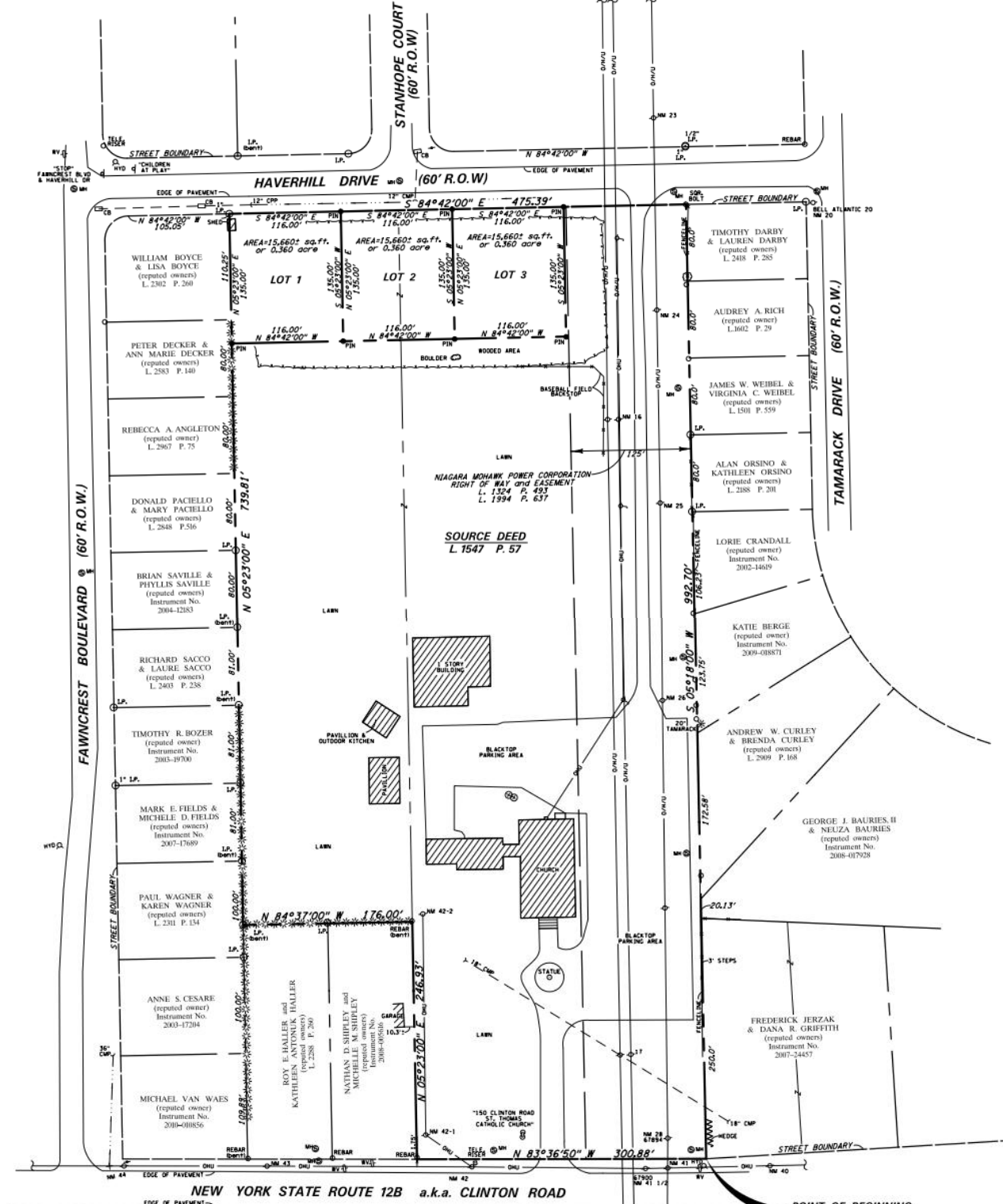
# PROPERTY PHOTOS - RECTORY



# PROPERTY PHOTOS – PARISH CTR/PAVILLION/SNACK SHACK

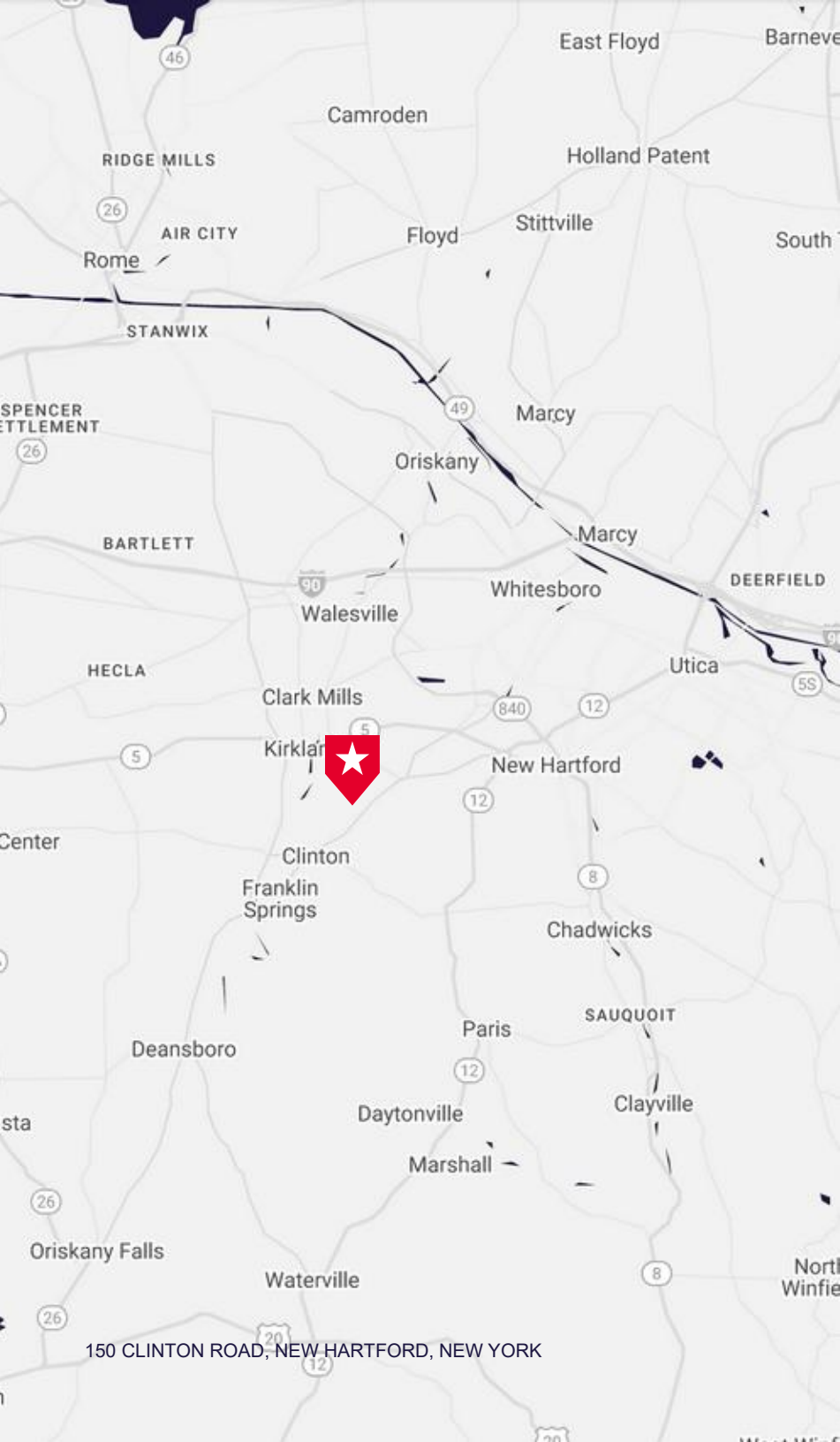


# PROPERTY SURVEY



POINT OF BEGINNING  
 AREA= 427,285± sq. ft.  
 or 9.809± acre

NEW YORK STATE ROUTE 12B a.k.a. CLINTON ROAD



# LOCATION OVERVIEW

The subject property, 150 Clinton Road, is situated in the Town of New Hartford. With nearly 1,000 businesses located in the town, which includes the hamlets of Washington Mills and Chadwicks, and the Villages of New Hartford and New York Mills, New Hartford is known for its highly-rated schools, family-friendly neighborhoods, and a mix of modern amenities. The area offers attractions like Sangertown Square Mall and Benderson's Consumer Square for shopping, parks such as Sherrill Brook Park, and recreational facilities like the New Hartford Recreation Center, which features an ice arena and youth sports programs. New Hartford remains the center of commerce for Oneida County and the Greater Mohawk Valley.

## 2025 DEMOGRAPHIC SUMMARY

	3 Miles	5 Miles	7 Miles
Population	25,781	76,893	116,727
Households	12,153	32,506	47,794
Average Household Income	\$96,056	\$85,007	\$80,704
Total Daytime Population	32,999	78,841	123,668
Workers	20,109	37,219	59,691
Residents	12,890	41,622	63,977

Source: ESRI Business Analyst 2025

## TRAFFIC COUNTS

Clinton Road	8,802 AADT
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Source: NYS DOT 2024

150 CLINTON ROAD, NEW HARTFORD, NEW YORK

# ECONOMIC DRIVERS

## CHOBANI FACILITY (16 MILES)

Triangle Site, Griffis Business & Technology Park, Rome, NY

Chobani has broken ground on the new \$1.2 billion, state-of-the-art dairy processing plant, located at the Triangle Site at Griffis Business and Technology Park in Rome, NY.

- + This project represents the largest natural food manufacturing investment in American history making New York the number one producer in the country.
- + 1.4 million square-foot, state of the art dairy processing plant
- + Expected to create over 1,000 full-time jobs with competitive wages, an attractive benefits package, and access to a suite of on-site health and wellness amenities.
- + The plant will be able to process over a billion pounds of yogurt and other dairy products yearly. The location of the billion-dollar plant is also significant as there are over 3,000 dairy farms in New York. They all produce over 16 billion pounds of milk each year which will be to Chobani's benefit as this is their main ingredient.



# Chobani®

150 CLINTON ROAD, NEW HARTFORD, NEW YORK

## Orgill Warehouse

1 Atlas Drive, Rome, New York 13441

In 2021, Orgill constructed a \$70 million, 780,000-square-foot distribution center, employing about 300 people.



# ORGILL

## Project Polaris

184 Brooks Road, Rome, New York 13441

To meet the increased need for secure facilities for the intelligence and cybersecurity industries in response to the growing cyber defense sector, a new 45,846-square-foot, \$10 million, high-tech office building was constructed at Griffis Business and Technology Park

## KrisTech Wire

80 Otis Street, Rome, New York 13440

Kris-Tech Wire, a leading manufacturer of U.S.-made industrial wire and cable products, completed construction on a 75,000-sf expansion in 2024.



# KrisTech

# WOLFSPEED

Wafer Loop Rd, Marcy, NY 13403

- In April 2022, Wolfspeed (formerly known as “Cree”) opened a new, \$1 billion, 120,000-square foot facility in Marcy, New York (just north of Utica).
- The new development is currently staffed and expected to bring a number of new well-qualified jobs to the area.
- The silicon carbide facility will be producing semiconductors found in modern automobiles.
- This is the world’s first, largest, and only 200mm Silicon Carbide fabrication facility.
- This brand new, fully automated power wafer fabrication facility will be automotive-qualified as well.



# MICRON FACILITY

NEQ Rt. 31 & Caughdenoy Road, Clay, New York 13041

The Micron facility, located at the northeast quadrant of Route 31 and Caughdenoy Road in Clay, NY, represents a monumental \$100 billion development over 20 years.

- Largest investment in New York history and Micron company history
- Will create four clean room facilities to manufacture semiconductor components
- Projected to create 9,000 jobs at the facility and 40,000 indirect job around the state
- The second facility is estimated to be completed by 2029 and the last fabrication facility would finish in 2041
- Construction jobs in the area expected to total 4,500, with construction expected to start in 2025 and production in Fab 1 beginning 2028



# HEALTHCARE

## MVHS Wynn Hospital

In 2017, Mohawk Valley Health System was awarded a \$300 million grant from New York State to create an integrated healthcare delivery system in Oneida County. The new Wynn Hospital facility opened in October of 2023. The new facility is located on a 25-acre space, and includes 702,000 square feet with 10 floors, 373 beds, and a helipad near the Emergency Department entrance.

The hospital was designed as an urban park with enhanced lighting, trees, flowers, walkways, and seating areas. The Total Project Cost for this project was \$481.37M, which included: \$300M administered by the State Department of Health and the Dormitory Authority of the State of New York, \$150M in financing by the Mohawk Valley Health System (MVHS) and \$31.38M cash equity. The development of a new parking garage adjacent to the facility recently opened in 2025



## Rome Health

Rome Health is a non-profit health care system based in Rome, N.Y., providing services to patients throughout Central New York. From primary and specialty care to long-term care, Rome Health delivers quality, compassionate medical care for every stage of life. Rome Health is a comprehensive health care system that connects the best clinicians and the latest technologies providing superior care in multiple medical areas.

In 2022 Rome Health officially opened its new \$11.4 million, 31,000-sf, two-story medical center on its main campus. Early in 2023 Rome Health was awarded \$26 million in funding from New York State Department of Health toward the \$30 million construction of four new operating rooms to replace the existing ORs which are close to 60 years old.

Phase 1 of Rome Health's \$45.7 million expansion project has been completed with the reopening of the hospital's main entrance, the new Intensive Care Unit (ICU) and the new Kaplan Center for Surgical Services. Phases II and III of the capital project — featuring the renovation of former operating rooms and construction of modern clinical support areas — remain on track for completion in 2026.



# EDUCATION

Utica's high school graduates can choose from 15 two year, and four-year colleges located within 60 minutes of the city, as well as several vocational and trade schools. Both public and private colleges and universities are in Utica-Rome metropolitan area. SUNY Polytechnic Institute in North Utica and Marcy has over 2,000 students and is one of 14 doctorate-granting universities of the State University of New York (SUNY). Mohawk Valley Community College is the largest college between Syracuse and Albany with nearly 7,000 students, and an Empire State College location serves Utica and Rome.

Formerly a satellite campus of Syracuse University, Utica University (Utica College before 2022) is a four-year private liberal arts college with over 3,000 students. Established in 1904, St. Elizabeth College of Nursing partners with regional institutions to grant nursing degrees. Pratt Institute offers a local two-year fine-arts course through its satellite campus at Munson.

The City of Rome also features a regional campus of Mohawk Valley Community College. The campus is perfectly situated in the Drone Corridor alongside Griffiss Business and Technology Park offering a Small Unmanned Aerial Systems (sUAS) degree program. Additionally, MVCC was the first college in New York State to have an MIT-networked FABLab. FABLab is a small-scale workshop comprised of industrial-grade fabrication equipment and electronic tools.

In early 2017, the MVCC Rome Campus completed a \$30 million renovation project on its John D. Plumley Science and Technology Complex. The college contains state-of-the-art classrooms, learning laboratories, a fitness center, computer clusters, meeting rooms, library, bookstore, offices, and common areas. Additional higher education institutions in the area include Hamilton College and Herkimer College.

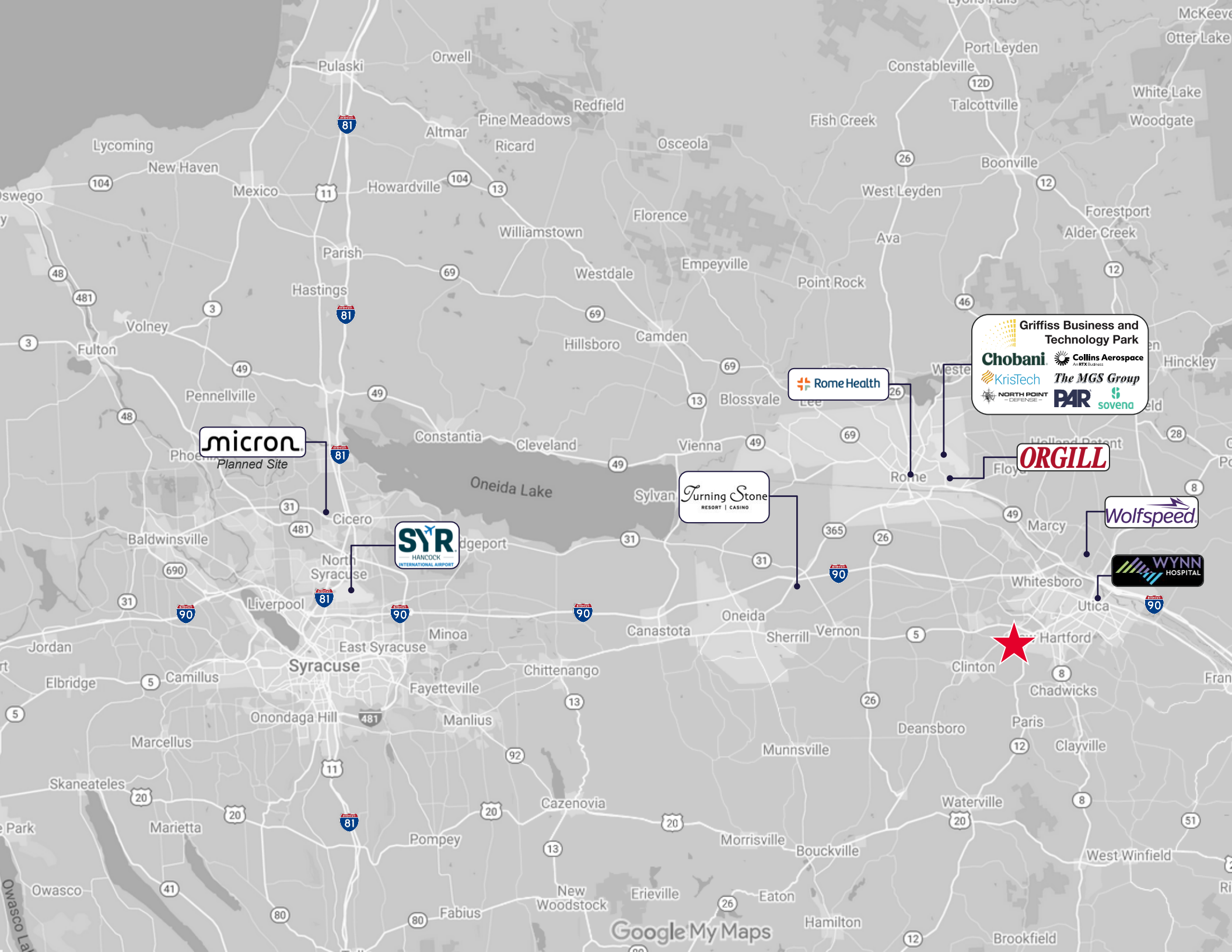
# EMPLOYMENT

The Utica-Rome market offers great opportunities for all types of businesses including national brands, small business start-ups, expansions and entrepreneurs. With a business-friendly environment and growing population, the city presents various locations that offer high traffic counts, high visibility and an avid base of consumers from throughout the Utica-Rome Metropolitan Statistical Area (MSA), which boasts a population of roughly 300,000.

Key industries in the Mohawk Valley include distribution, materials processing, industrial machinery and services, agriculture, financial services, information and technology and semiconductors. Major employers include MetLife, Bank of New York Mellon, ECR International Inc., the nationally acclaimed Brewery Ommegang, Briggs & Stratton, Indium Corporation, Kris-Tech Wire and distribution centers for Walmart, Target, Family Dollar, Tractor Supply, Orgill and Dollar General. New development includes the Rome Chobani facility which broke ground in 2025 and is slated to bring 1,000 new jobs to the area.

Cybersecurity has become a keystone industry with firms such as AFRL, PAR Technology, BAE Systems, ITT Industries, Black Rivers Systems, Assured Information Security, and Booz Allen-Hamilton all in the region. Griffiss International Airport is one of seven national sites testing the commercial use of unmanned aerial systems, an effort led by NUAIR (Northeast UAS Airspace Integration Research Alliance).





**micron**  
Planned Site

**SYR**  
HANCOCK  
INTERNATIONAL AIRPORT

**Rome Health**

**Turning Stone**  
RESORT | CASINO

**Griffiss Business and Technology Park**  
**Chobani** **Collins Aerospace**  
**KrisTech** **The MGS Group**  
**NORTH POINT DEFENSE** **PAR** **sovena**

**ORGILL**

**Wolfspeed**

**WYNN HOSPITAL**



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