


FOR SALE OR LEASE

6,400± SF MIXED USE BUILDING

Property Highlights

- The 6,400± SF building is situated on .45± acres with ample paved parking
- Corner lot with heavy traffic and great visibility
- 3,200± main floor office space includes individual offices, conference rooms, reception area, break room, and restrooms
- 3,200± basement previously used for lab/testing space and warehousing
- One (1) dock level door which leads to a conveyor belt for warehousing in the basement
- Public utilities
- Contact listing agents for questions and tours

Demographic	1 Mile	3 Miles	5 Miles
Population	15,279	70,041	99,522
Households	6,239	27,939	41,687
Average H.H. Income	\$46,624	\$66,011	\$76,717
Daytime Employees	11,509	31,732	51,466
Source: ESRI Business Analyst 2025			

Traffic Counts

Oriskany Street E	17,637 AADT
Source: NYS DOT 2024	

EXCLUSIVE CONTACT

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**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**430 Catherine Street
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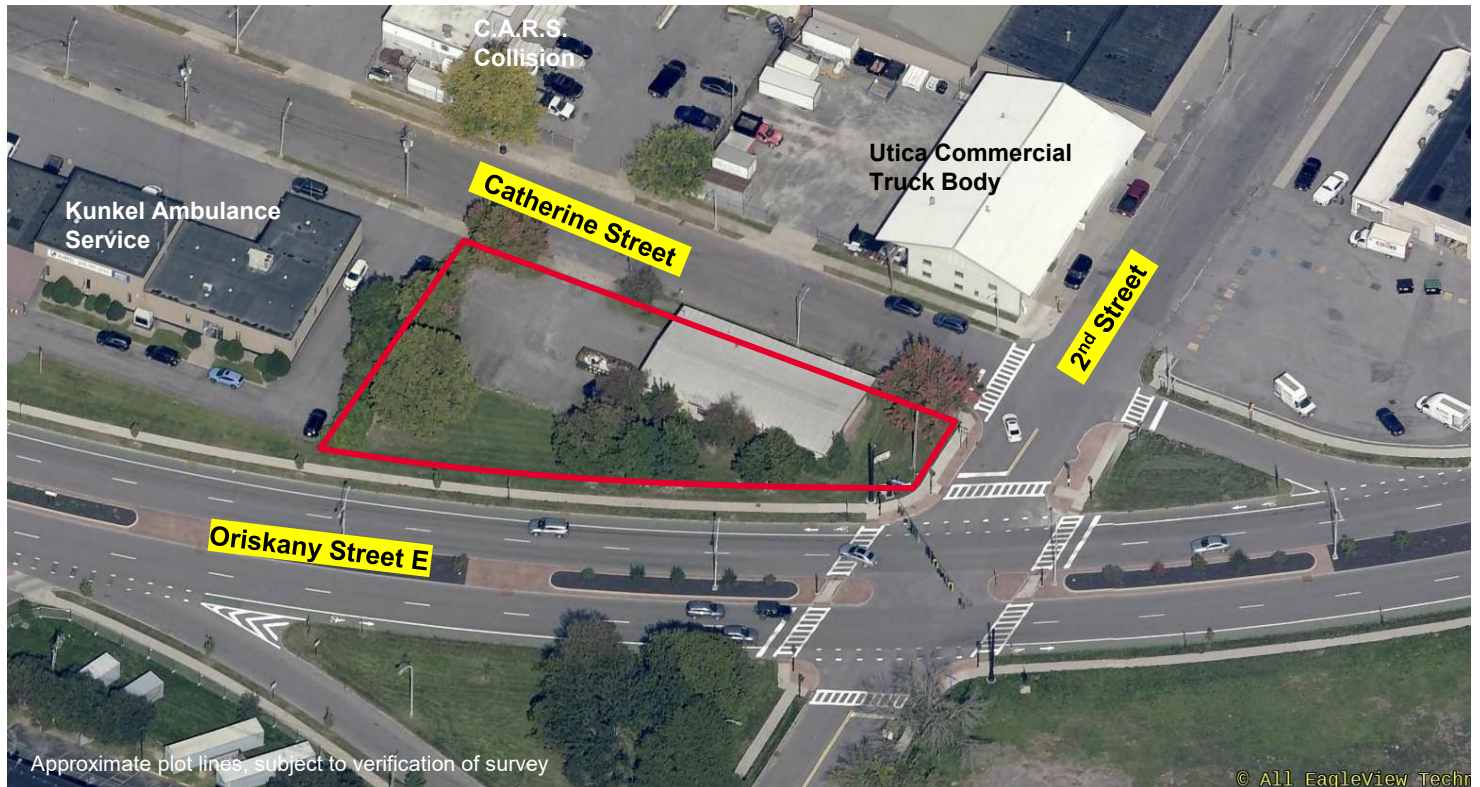
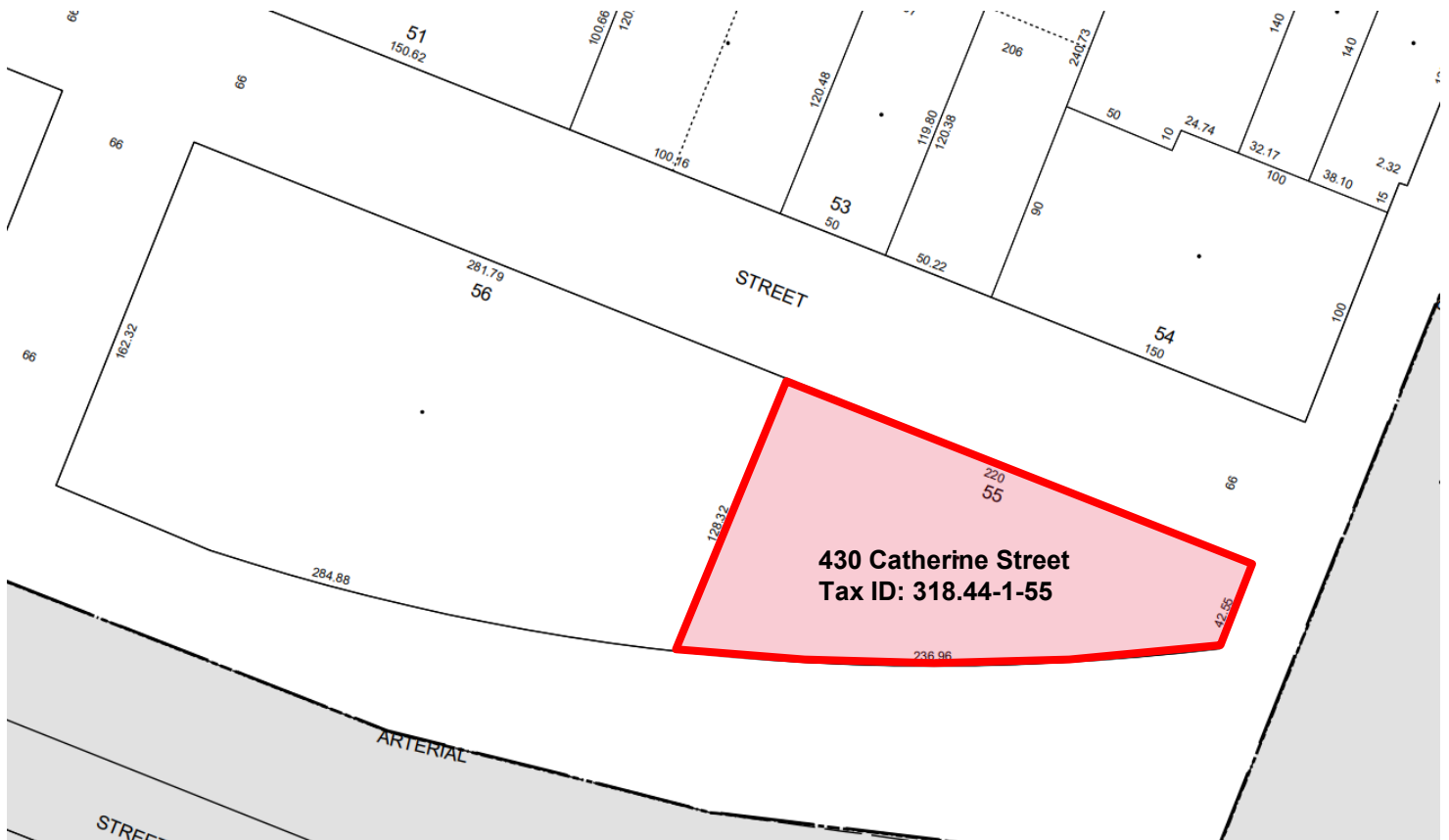


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