



Address: **9647 River Road**

Sales Agent: **Jweid**

Cross Street:	Maynard Drive	Roof:	Metal
City:	Marcy	Zoning:	TBD
State:	New York	Total Asses:	\$ 238,000.00
Zip:	13403	RE Taxes:	N/A
County:	Oneida	CAM:	N/A
Tax ID:	293.003-3-26	Sign:	Yes
Lease Price/SF	\$3,500.00/Month	Space is Currently:	Occupied
Lease Type:	Plus Utilities	Bldg. Total SF:	10,000 +/-
Sale Price:	N/A	Available SF:	10,000 +/-
Year Built:	1956	Office:	500 +/-
Parking Spaces:	35 +/-	Warehouse:	2,500 +/-
Lot Size (acres):	.84	Retail:	7,500 +/-
Lot Dimensions:	146 x 251	Manufacturing:	N/A
Electricity:	Three Phase	Loading Facilities	1 Overhead Door
Amps:	200 +/-	Ceiling Height:	9-14'
HVAC:	GFA Central Air	No. of Floors	1
Elevator:	No	Annual Gross:	N/A
Sprinkler:	No	Expenses:	N/A
Water:	Public Installed	NOI:	N/A
Sewer:	Public Installed	Traffic Count:	7,000 +/- Cars Daily

Listing Comments: Building has three separate retail spaces and a warehouse space. Parking in front, side and in the rear. Minutes from Whitesboro and North Utica. Space available May 1, 2013.