

NEW LISTING

5 minutes from Downtown Utica!



2216 Broad Street

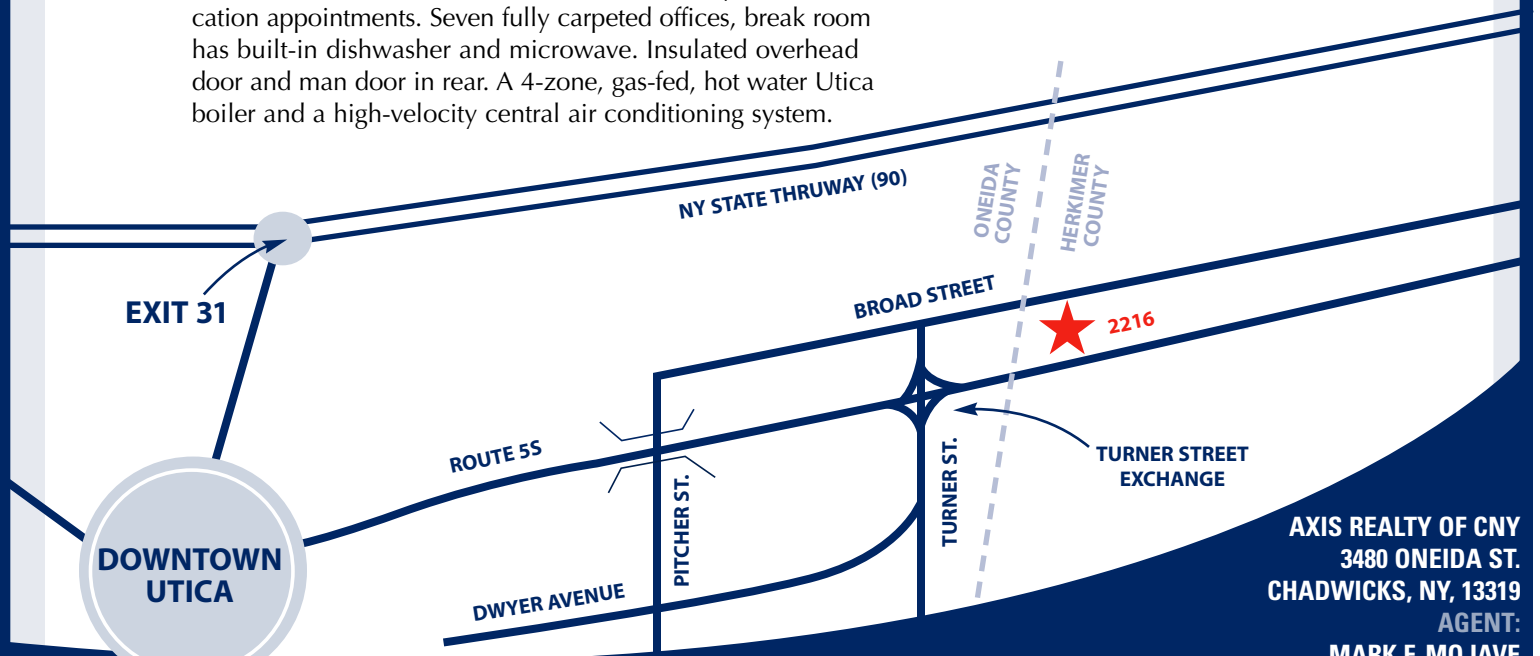
\$160,000

3,200 sq. ft.

Zoned:	Commercial
Bldg. Total:	3,200 sf
Office Area:	2,400 sf
Water & Sewer:	Public
Construction:	1 story w/ attic storage
Two lots total:	20,000+ sf
Current use:	Technology Offices/Light Manufacturing
Wiring:	Fully Wired, Telephone & Networking
Listing:	MLS#200601512



IDEAL LOCATION & FACILITY for small engineering and or light manufacturing firm. 3,200 sf facility with lot for expansion. This 40' x 80' block construction built in 1965 and has been fully renovated and is in superb condition. Excellent parking and a new roof. Conference room has necessary communication appointments. Seven fully carpeted offices, break room has built-in dishwasher and microwave. Insulated overhead door and man door in rear. A 4-zone, gas-fed, hot water Utica boiler and a high-velocity central air conditioning system.



AXIS REALTY OF CNY
3480 ONEIDA ST.
CHADWICKS, NY, 13319

AGENT:
MARK F. MOJAVE

msojave@adelphia.net

Realtor Phone: (315) 737-0448 Realtor Fax: (315) 737-0731

Floorplan

The floorplan diagram shows a rectangular building layout with the following rooms and features:

- SHOP**: Located at the top left, containing a sink and various workstations.
- RECEIVING / SHIPPING**: Located at the top right, containing a desk and chairs.
- ASSEMBLY**: A large central room with several rows of chairs.
- Server/Tel**: A room containing server racks and a telephone.
- BREAK RM**: A room with a table and chairs.
- OFF 6** and **OFF 7**: Two adjacent offices.
- OFF 3** and **OFF 4**: Two adjacent offices.
- OFF 5**: An office with a desk and chair.
- MECH RM**: Mechanical room containing a shower and a closet (CL).
- MEN** and **WOMEN**: Restrooms.
- CONF. RM**: Conference room with a round table and chairs.
- LOBBY**: Entrance area with a desk and chairs.
- OFF 1**: An office with a desk and chair.

Photo callouts are provided for various rooms, including the Shop, Assembly, OFF 6, OFF 7, OFF 3, OFF 4, OFF 5, OFF 2, CONF. RM, LOBBY, OFF 1, and the Break Room.

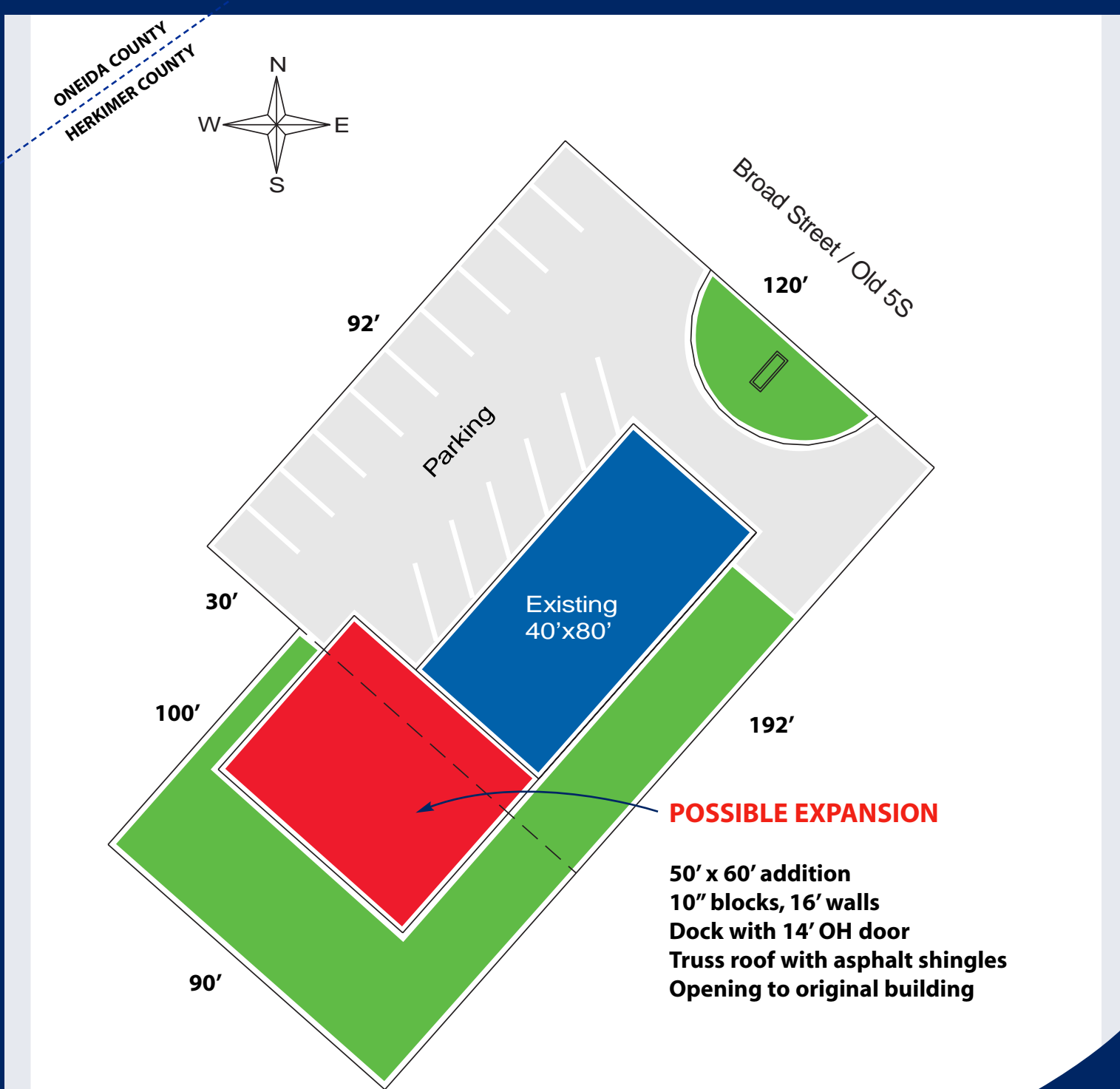
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Site Plan



POSSIBLE EXPANSION

- 50' x 60' addition
- 10" blocks, 16' walls
- Dock with 14' OH door
- Truss roof with asphalt shingles
- Opening to original building

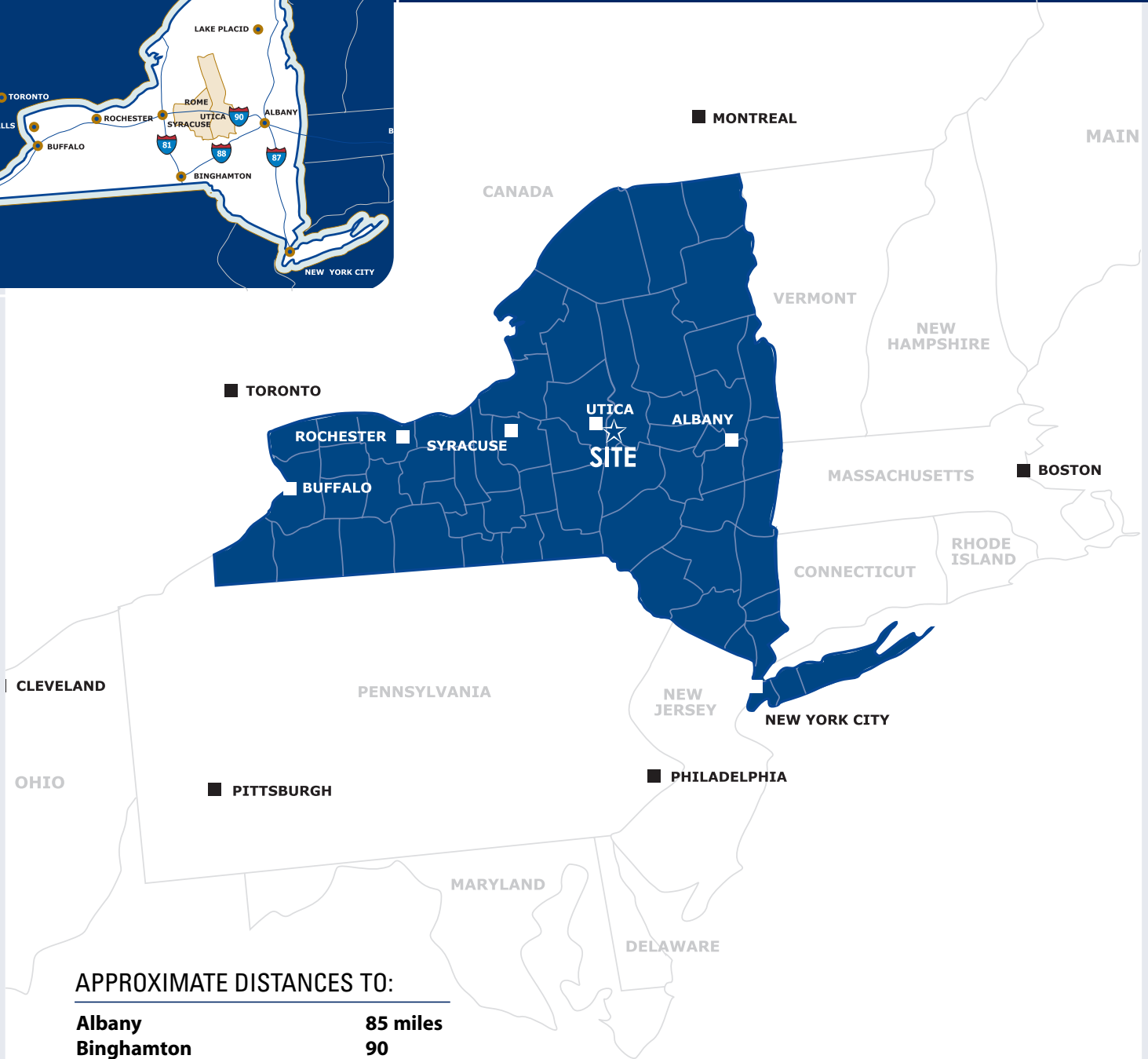
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Proximity



APPROXIMATE DISTANCES TO:

Albany	85 miles
Binghamton	90
Boston	200
Buffalo	200
Jamestown	270
Long Island	240-300
New York City	250
Plattsburg	210
Rochester	135
Syracuse	60
Watertown	85

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Your Neighbors



- | | | | |
|----------------------------------|--|-------------------------------|--|
| 1 Rig All | | 14 De Iorios | www.deiorios.com |
| 2 The Kitlas Restaurant | | 15 Dodge Graphic Press | www.dodgegraphicpress.com |
| 3 Utica Post Office | www.usps.com | 16 Acacia Village | www.masonichomeny.org |
| 4 Automation Experts | | 17 Savoy-Joseph | www.savoyjoseph.com |
| 5 Birnie Bus Service | | 18 Zogby International | www.zogby.com |
| 6 Utica Boilers/ERC | www.uticaboilers.com | 19 Remet | www.remet.com |
| 7 Mele Manufacturing | www.melejewelrybox.com | 20 Northern Safety | www.nothersafety.com |
| 8 Austin Mohawk | www.austinmohawk.com | Faster Form | www.fasterform.com |
| 9 Human Technologies | www.htcorp.net | AAR Power Services | www.aarcorp.com |
| 10 CABVI | www.cabvi.org | Graphtex | www.htcorp.net |
| 11 Masonic Care Community | www.masonichomeny.org | Granny's Kitchen | |
| 12 Verizon | www.verizon.com | | |
| 13 Charlestown Complex | www.gaetanoconst.com | | |

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