

87,000 SQUARE FOOT FACILITY AVAILABLE

Harza Building

175 - 183 Genesee Street.....Downtown Utica, NY



Building size:	87,000 square feet	Water:	Upper Mohawk Valley Water Authority
Dimensions:	58 feet of frontage along Genesee Street and 166 feet of frontage along Hopper Street, containing .20 acres	gas & electric:	Service provided by Niagara Mohawk Power Corporation
Lot Size:	123 x 169	Telecommunications:	Fiber and telecom ready Building has state-of-the-art communications services
Condition:	Class A office space	Date of Construction:	1900
ZONING:	CBD - Central Business District	Additional information:	Security system, 2 elevators and fire alarms
PERMITTED USES:	Retail Sales, Bars, Banks, Professional Offices, Museums, Art Galleries, Sidewalk Vendors, Restaurants, Cafes	Office:	<u>First floor</u> – 12,000 square feet <u>Top 5 floors</u> - 15,000 square feet per floor
REAL ESTATE DESCRIPTION:	Also in the heart of the City's Scenic & Historic District, the Central Business District provides any incoming business with a wide variety of opportunities and uses, in addition to being within walking distance of local, state, and federal government buildings and courthouses, as well as retail , restaurant, banking, and entertainment establishments.	Parking:	To be considered based on need

This site is in an Empire Zone, which provides many tax benefits and incentives.

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The City of Utica is proud and ever mindful of our rich and diverse cultural heritage as we meet the challenges of the 21st Century.

Strategically located in Oneida County (within the heart of the Mohawk Valley) & within 500 miles of 17 of the top 50 U.S. markets, the City of Utica has many attributes that make it the ideal location for business and raising a family.

The City of Utica is geographically located in the center of New York State and lies along New York Interstate 90. Genesee Street is the major thoroughfare in Utica running from the Town of Deerfield to the north and the Town of New Hartford to the south and divides the city east and west. Downtown Utica is located approximately 1.0 miles from the Thruway exit.

FOR INFORMATION CONTACT:



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