

Beeches Professional Campus



19,000 sq. ft.,

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Industrial Site/Park Name:	Beeches Professional Campus 7900 Turin Rd., Rome NY 13440
Total Acreage:	4 acres
Available Acres:	NA
Additional Acres Available:	NA
Site Dimensions:	19,000 sq. ft.(three floors)
City/Town/Village:	City of Rome
County:	Oneida
County Population:	219,249
School District:	Rome City
Nearest MSA:	Utica-Rome-Herkimer County
MSA Population:	297,286
Building Size (in square feet):	19,000 sq. ft.
Office:	Yes
Manufacturing:	No

Condition:	Excellent
Paved Parking:	Yes
Date of Construction:	November 1985; addition in 2004
Construction:	Floors: 3 floors, steel reinforced, 90 lbs. per sq. ft.
	Walls: stationary sheetrock
	Columns: steel
	Ceiling: dropped-acoustical
	Roof: asphalt
Ceiling Height:	10 ft.
Column Spacing:	NA
Compressed Air:	NA
Air Conditioning:	Forced air
Lighting	Fluorescent/high efficiency
Truck Loading:	Yes
Elevator:	Yes
Sprinkler:	No
Test Borings:	Clean site
General Topography:	Rolling hills
Zoning:	Planned commercial
Last Use:	software research & development
Possession:	Private ownership
Adjacent Business Development:	Conference center/lodging/restaurant
Nearest Highway/Distance:	State Route 26/1/4 mile
Nearest Expressway:	State Route 49/3 miles
Distance to I-90 Interchange:	8 miles(approx.)
Railroad Siding:	NA
Line Adjacent:	NA
Nearest Commercial Airport:	Syracuse Hancock (SYR) <50 miles
Nearest General Aviation Airport:	Oneida County @ Griffiss – 6 miles

Distance:	6 miles
Runway Length:	11,000 linear feet @ Griffiss Bus. Pk.
<u>Electricity</u> Supplier: Line Size-kVa: Distance to Site:	National Grid 13,000 kv
<u>Natural Gas</u> Supplier: Line Size: Pressure (psi): Distance to Site:	National Grid 4", high pressure
<u>Water</u> Supplier: Line Size: Pressure (psi): Distance to Site: Other Water Sources:	City of Rome 3" 55 lbs.
<u>Sewer</u> Supplier: Line Size:	City of Rome 8"
<u>Telecommunications</u> Supplier:	Northland Telephone
<u>Fire Protection</u> Provider: Nearest Station:	City of Rome 2 miles
<u>Police Protection</u> Provider: Nearest Station:	City of Rome 2 miles
<u>Rescue Squad</u> Provider: Nearest Station:	City of Rome 2 miles
<u>Property Taxes:</u> Assessment: Tax Rate/\$1000: Equalization Rate: Total:	Assessment: NA Total Rate: NA Equal. Rate: NA
Offering/Terms:	5-yr minimum lease/price negotiable

