

UTICA NEW YORK



AVAILABLE FOR SALE, LEASE OR JOINT VENTURE

1113 HERKIMER ROAD

UTICA, NEW YORK 13502

~1 Million Sq. Ft. Greenhouse Facility on +/- 64 Acre Land
Approved for Cannabis Cultivation & Production

Incredible Potential for this Property to Service a
Large Emerging New York Cannabis Market



PROPERTY

 [LINK FOR NON-DISCLOSURE AGREEMENT](#)

 [CLICK HERE FOR PROPERTY DRONE FOOTAGE](#)

 [CLICK HERE FOR GOOGLE EARTH VIEW](#)

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THE OFFERING

Address	1113 Herkimer Road, Utica, NY 13502
CTM #	307.16-1.18
Location	Utica, NY
	55 miles from Syracuse Hancock Airport
	95 miles from Albany, NY
	200 miles from New York City
Lot Size	+/- 64 acres +/- 2,787,840 SF
Building Size	~1 Million Square Feet
Greenhouse	750,000 SF (approx.) (State of the art computer climate controlled)
Warehouse Cold Storage Loading Docks Offices	250,000 SF (approx.)
Power	National Grid 20,000 AMPS Total Transmission lines are onsite / local, additional power available
Water & Sewer	Provided by the City of Utica

** All information provided to be verified by interested parties*

Entitled and Permitted by the City of Utica for Cannabis cultivation, harvesting, extraction, processing, packaging, labeling, wholesale, and transportation, including both THC and CBD products. Cooperative, supportive local jurisdiction. No local limitations on operational size, hours of operations, or any other limiting factors or regulations that may impede or restrict ANY cannabis operations. No special use permit process required.

INFORMATION

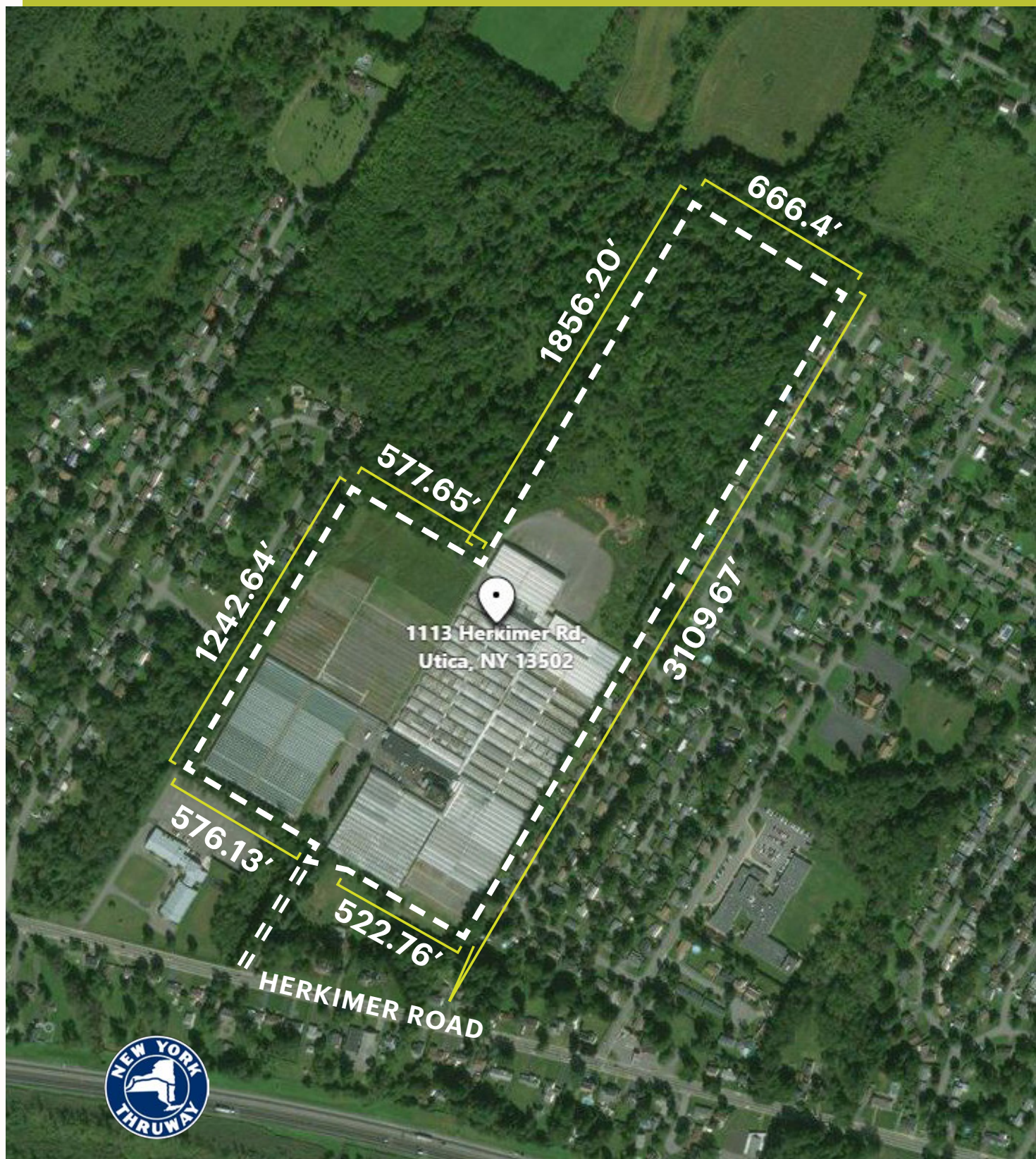


Aerial shot of 1113 Herkimer Road, Utica NY 13502

LOCATION MAP



SITE MAP



Aerial shot of 1113 Herkimer Road, Utica NY 13502

H 28
E 2

GREENHOUSE





PLANT
RISK
ROAD





1113
HERKIMER
ROAD





13
HERKIMER
ROAD

CONTACT

EXCLUSIVE BROKERS

RIPCO REAL ESTATE

80-02 KEW GARDENS ROAD, SUITE 305, KEW GARDENS, NY 11415

COLBY PIPER

cpiper@ripconj.com
201.777.2300

STEPHEN R. PREUSS

srp@ripcony.com
718.663.2639

KEVIN LOUIE

klouie@ripcony.com
718.663.2642

ZONED PROPERTIES, INC.

8360 E RAINTREE DRIVE SUITE 230, SCOTTSDALE | AZ 85260

BRYAN MCLAREN

bryan@zonedproperties.com
480.351.8193

PATRICK MORONEY

patrick.moroney@zonedproperties.com
602.684.6271

KYLE GERE

kyle.gere@zonedproperties.com
602.695.5260



This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

113 HERKIMER ROAD