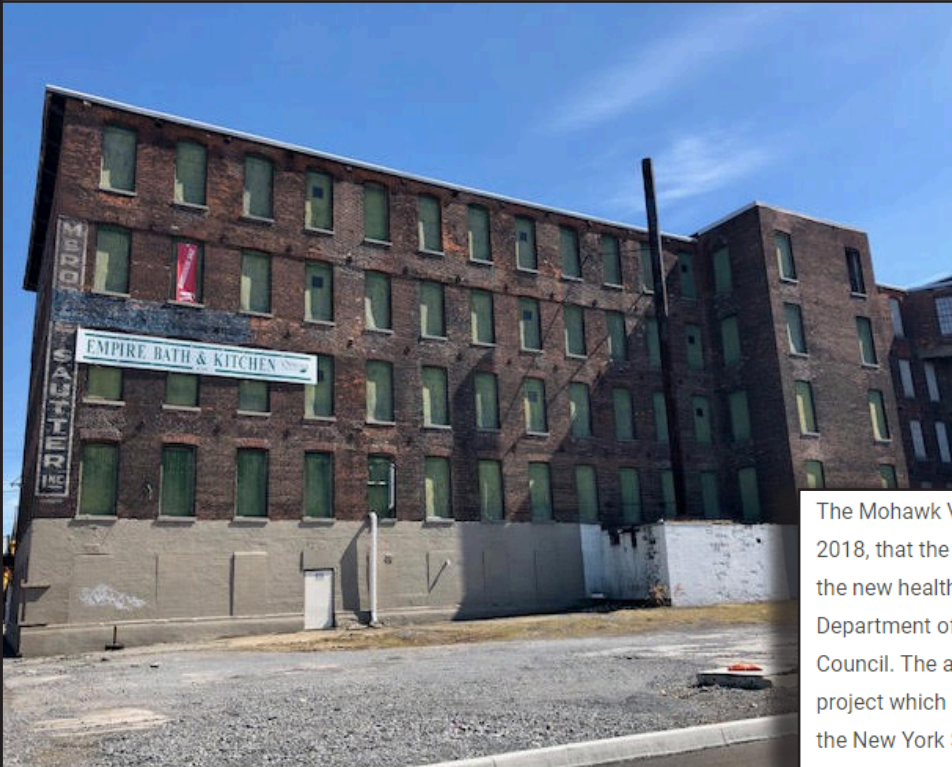


## Mixed Use Warehouse For Sale

600 State Street, Utica, New York 13502

### Property Details

- 92,000± SF Building
- Five Stories
- Brick Exterior
- Open Floor Plans
- Floors 2, 3, 4, & 5 Have Hardwood Floors
- Working Freight Elevator with Secondary Elevator Shaft Constructed
- Proposed Hospital Site Provides Extensive Upside (MVHS)
- Owner Will Build to Suit on Lease



The Mohawk Valley Health System (MVHS) received notification on April 12, 2018, that the Certificate of Need (CON) application for the construction of the new healthcare campus was approved by the New York State Department of Health (NYSDOH) Public Health and Health Planning Council. The approval allows MVHS to continue to move forward with the project which includes finalizing the design of the new facility, completing the New York State Environmental Quality Review (SEQR) process and completing property acquisition.



*Information contained herein is believed to be accurate, but is subject to verification. Data is based on reliable sources and property lines are drawn as approximate representations of actual boundaries.*

Exclusive Agent:

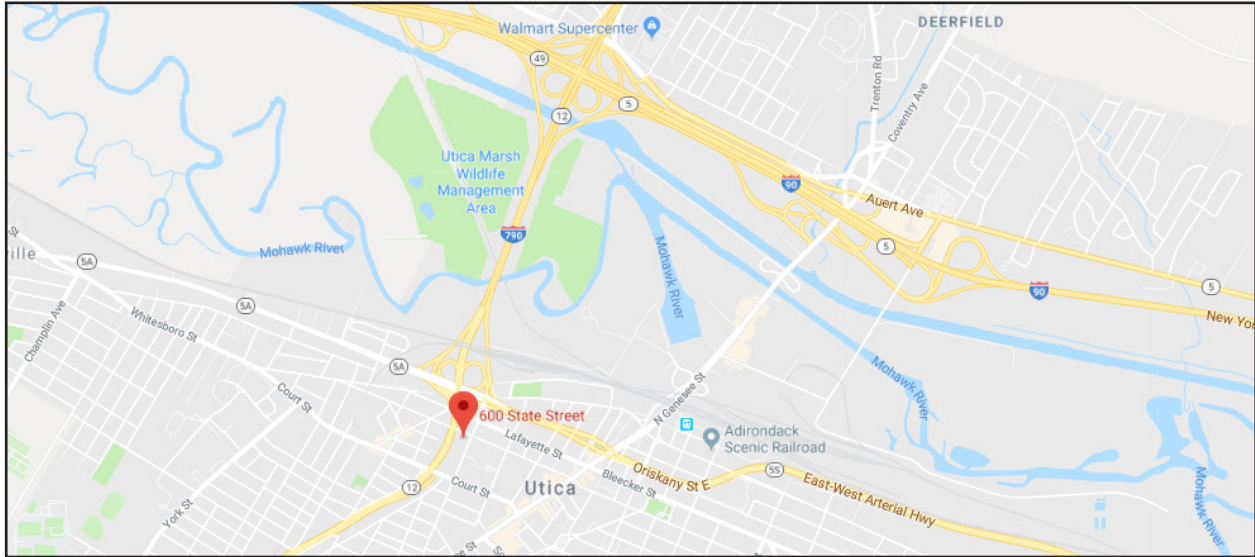
**Andréa Bucci | Director of Brokerage**

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## Mixed Use Warehouse For Sale

600 State Street, Utica, New York 13502



### Hospital Draft/Conceptual Drawing



**KEY:**

- |                             |                                    |                              |                            |
|-----------------------------|------------------------------------|------------------------------|----------------------------|
| 1 Utica Memorial Auditorium | 4 Radisson Hotel Utica Centre      | 7 Proposed Parking Structure | 10 Utica National Building |
| 2 Hotel Utica               | 5 Utica City Hall                  | 8 Proposed Hospital          | 11 Landmark Building       |
| 3 Baggs Square              | 6 Proposed Medical Office Building | 9 Brodock Press              |                            |

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