

# FOR LEASE | MEDICAL SPACE

4290 Middle Settlement Road, New Hartford, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



## PROPERTY HIGHLIGHTS

- ◆ 9,000 SF medical buildout
- ◆ Opportunity to lease within Presbyterian Home & Services campus
- ◆ Presbyterian Home offers health care services for older adults including home care and adult day programs, short-term and out-patient rehabilitation, assisted living and skilled nursing
- ◆ Separate entrance available to tenant
- ◆ Flexible lease terms

*READY TO MAKE A DEAL? CLICK HERE NOW!*



**Dominic Pavia, President**  
Licensed Real Estate Broker  
315.736.1555 x300 Office  
[Dpavia@PaviaRealEstate.com](mailto:Dpavia@PaviaRealEstate.com)



**Kevin Valenti**  
Licensed Real Estate Salesperson  
315.736.1555 x 303  
[kvalenti@PaviaRealEstate.com](mailto:kvalenti@PaviaRealEstate.com)



5 Oxford Road  
New Hartford, New York 13413

151 Northern Concourse  
Syracuse, New York 13212

[PaviaRealEstate.com](http://PaviaRealEstate.com)  
MAIN: 315.736.1555

# FOR LEASE | MEDICAL SPACE

4290 Middle Settlement Road, New Hartford, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT

## PROPERTY OVERVIEW

Common Name:	Presbyterian Home
Legal Address:	4290 Middle Settlement Road New Hartford, NY 13413 Oneida County
Nearest Cross Street:	Route 12B
Tax Parcel ID:	328.000-2-67.1 & 328.000-2-67.2
Proximity to Highway:	Close proximity to NYS Route 5, 12 & 840
Public Transportation Access:	Located on bus line
Parcel Size / Frontage	N/A
Parking Spaces	10 ±
Year Built/ Last Renovated	1977
Total Building Area:	176,179 ± SF
Available Space:	9,000 ± SF medical suite
HVAC:	Rooftop units
Sprinkler System:	Yes
Utilities:	Public gas, sewer, water & electric
Signage:	Yes
Ceiling Height:	N/A
Loading Facilities:	N/A
Zoning:	Institutional (I)
Sale Price:	N/A
Lease Rate:	\$ 12.00
Lease Type:	Gross
CAM/INS/RE TAXES	Landlord



5 Oxford Road  
New Hartford, New York 13413

151 Northern Concourse  
Syracuse, New York 13221

PaviaRealEstate.com  
MAIN: 315.736.1555