

SITE # 3 GRIFFISS B240

+ 18 ACRES
Available for
Development

**+ \$1.25 M
CASH INCENTIVE***
*GLDC has a CFA Application
pending for \$1.25 million to support
site prep, utilities, and construction of
commercial component.

**+ 15,000 CARS
PER DAY**
NYSDOT Average
Daily Traffic Count

+ NEW ZONING
Allows for first-floor
commercial with upper –
story residential.



**22
ACRES**

Ownership	Griffiss Local Development Corporation. Organized as a 501©3 corp.
Municipality	City of Rome, Inside District
Tax ID #	243.000-1-1.1
Acres (developable)	18
Site Address	1371 Floyd Ave* Rome, NY 13441 (could also be NY 825 address)
Primary Access	Floyd Avenue from East/West and NY 825 Roundabout extension from North/South.
Zoning	Park Center. Allows for first floor professional, commercial, retail, institutional and upper-story residential.
Water Supply	City of Rome municipal water on site.
Wastewater/Sewer	City of Rome municipal sewer on site.
Electric	Griffiss Utility Services Corporation (GUSC). A private, not-for-profit, lightly-regulated utility that provides power and steam to Griffiss.
Natural Gas	National Grid. Gas mains located on Floyd Avenue.
Telecommunications	Northland Fiber, Verizon telephone, Spectrum broadband/cable
Prior Use	Air Force Research Laboratory, parking, greenspace
Environmental	Remediated by US Dept. of Defense. Released for unrestricted commercial and residential use. For full documentation, see www.romerises.com
Location Amenities	Griffiss International Sculpture Garden and Trail, Mohawk River Trail, Floyd Ave business district, Mohawk Valley Community College, DeLutis Field
Census Tract #	225, Oneida County
Opportunity Zone Qualified	YES
Adjacent Uses	Stewarts, Hampton Inn, Griffss Parkway, professional, residential

