

# 117 business park drive utica ny

**117 business park drive utica ny** is a prominent location in Utica, New York, known for its strategic significance in the business sector. This article explores the features and benefits of 117 Business Park Drive, including its location, facilities, and the types of businesses that thrive in this area. Additionally, we will provide insights into the real estate market, transportation access, and the community surrounding this business park. By understanding these elements, businesses and investors can make informed decisions regarding opportunities at this address.

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- Location Overview
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## Location Overview

117 Business Park Drive is strategically located in Utica, NY, offering easy access to major highways and neighboring cities. This prime location is situated near the intersection of major routes, making it a convenient hub for businesses aiming to serve both local and regional markets. The business park is part of a vibrant economic landscape that includes a mix of retail, industrial, and commercial developments.

The proximity to downtown Utica enhances its appeal, providing businesses with easy access to urban amenities while maintaining a suburban feel. The area is well-connected to other major cities in New York State, including Syracuse and Albany, making it an ideal location for companies looking to expand their operations.

## Facilities and Amenities

One of the standout features of 117 Business Park Drive is its modern facilities and amenities. The business park is designed to cater to a wide range of industries, with flexible office spaces, large warehouses, and manufacturing units. This versatility allows

businesses to customize their environments according to their specific needs.

Key facilities include:

- High-speed internet connectivity
- Ample parking space for employees and visitors
- Proximity to essential services such as banks, restaurants, and retail stores
- Security features including surveillance cameras and controlled access
- Meeting and conference rooms available for tenant use

These amenities not only enhance the working environment but also contribute to the productivity and morale of employees, making it a desirable location for businesses.

## **Types of Businesses**

The diversity of businesses at 117 Business Park Drive reflects the dynamic economy of Utica. Various sectors thrive in this area, indicating a healthy business ecosystem.

Common types of businesses found here include:

- Manufacturing firms utilizing warehouse space for production and distribution
- Technology companies benefiting from modern office spaces and infrastructure
- Logistics and transportation companies taking advantage of the strategic location
- Professional services like consulting firms and financial institutions
- Retail businesses that cater to the local community

This variety not only fosters a competitive environment but also encourages collaboration among businesses, leading to innovation and growth.

## **Real Estate Market Insights**

The real estate market surrounding 117 Business Park Drive is robust and offers various opportunities for investors and businesses alike. The demand for commercial real estate in this area has been steadily increasing, driven by the influx of businesses seeking to establish a presence in Utica. Factors contributing to this trend include:

- Competitive lease rates compared to larger metropolitan areas
- Availability of diverse property types catering to different business needs

- Supportive local government initiatives aimed at attracting businesses
- Proximity to a skilled workforce, enhancing recruitment efforts

Investors looking to capitalize on the growing market will find that properties in and around 117 Business Park Drive present a sound investment opportunity, with potential for appreciation and rental income.

## **Transportation and Accessibility**

Transportation plays a crucial role in the success of any business, and 117 Business Park Drive excels in this regard. The location offers excellent accessibility to major highways, including Interstate 90 and Interstate 790, facilitating the movement of goods and employees. Additionally, the proximity to the Utica International Airport provides further logistical advantages for businesses engaged in shipping and travel.

Public transportation options are also available, making it easy for employees to commute to work. The combination of these transportation options ensures that businesses can operate efficiently, reducing operational costs and improving overall productivity.

## **Community and Economic Impact**

The presence of 117 Business Park Drive has a significant positive impact on the local community and economy. With numerous businesses operating in the area, job creation has been a notable benefit. The park supports a diverse workforce, contributing to the overall economic development of Utica.

Furthermore, local businesses benefit from the increased foot traffic generated by the business park, leading to greater sales and community engagement. The collaboration between businesses and the local government also fosters an environment of growth and innovation, encouraging new startups and enterprises to consider Utica as their home.

## **Conclusion**

117 Business Park Drive in Utica, NY, represents a vital asset in the local economy, offering a strategic location, modern facilities, and a diverse business landscape. As businesses continue to recognize the advantages of this area, the potential for growth and collaboration remains high. For entrepreneurs and investors alike, this business park presents numerous opportunities for establishing a successful venture in a thriving community.

**Q: What types of businesses are located at 117 Business**

## **Park Drive Utica NY?**

A: The business park hosts a variety of businesses, including manufacturing firms, technology companies, logistics and transportation services, professional services, and retail establishments.

## **Q: How is the transportation network around 117 Business Park Drive?**

A: Transportation around 117 Business Park Drive is excellent, with easy access to major highways like Interstate 90 and Interstate 790, as well as proximity to the Utica International Airport.

## **Q: What amenities are available at 117 Business Park Drive?**

A: Amenities include high-speed internet, ample parking, security features, meeting facilities, and proximity to essential services such as banks and restaurants.

## **Q: Is the real estate market favorable for investors at 117 Business Park Drive?**

A: Yes, the real estate market is favorable, with competitive lease rates, a variety of property types, and supportive government initiatives driving demand.

## **Q: How does 117 Business Park Drive contribute to the local economy?**

A: The business park contributes to the local economy by creating jobs, supporting local businesses, and fostering collaboration between companies and the government.

## **Q: Are there any community engagement initiatives tied to the businesses at 117 Business Park Drive?**

A: Many businesses engage with the local community through partnerships, sponsorships, and participation in local events, enhancing the economic and social landscape of Utica.

## **Q: What is the typical lease agreement length for businesses at 117 Business Park Drive?**

A: Lease agreements can vary, but they typically range from one to five years, depending on the specific needs of the business and the property type.

## **Q: Are there any major developments planned for the area surrounding 117 Business Park Drive?**

A: There are ongoing discussions about infrastructure improvements and potential new developments that aim to enhance the business environment and attract more companies to the area.

## **Q: How can businesses benefit from being located at 117 Business Park Drive?**

A: Businesses benefit from strategic location, access to transportation, modern facilities, and a supportive community, making it an ideal place for operations and growth.

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