
FOR SALE

FORMER CHURCH, RECTORY & PARISH CENTER

Property Highlights

- The property consists of an 11,843± SF church, 4,064± SF (plus basement) rectory, 4,629± SF parish center and two open air, unheated structures, all situated on 9.42± acres.
- Land area includes parking for 150+ cars and excess land that can be developed.
- 300.08' frontage on Clinton Road and 357' on Haverhill Drive
- Zoned MDR: Medium Density Residential, which allows single and two-family residential homes by right
- within a 30-minute drive of Oneida, Rome, Utica, and Herkimer. Chobani is to invest \$1.2 billion into building a 1.4 million square-foot dairy processing plant at Griffiss Business and Technology Park in Rome

Demographic	3 Mile	5 Miles	7 Miles
Population	25,781	76,893	116,727
Households	12,153	32,506	47,794
Average H.H. Income	\$96,056	\$85,007	\$80,704
Daytime Employees	20,109	37,219	59,691
Source: ESRI Business Analyst 2025			

Traffic Counts

Clinton Road	8,802 AADT
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Source: NYS DOT 2024

EXCLUSIVE CONTACT

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**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**150 Clinton Road
New Hartford, New York 13413**



Church



Sanctuary



Rectory



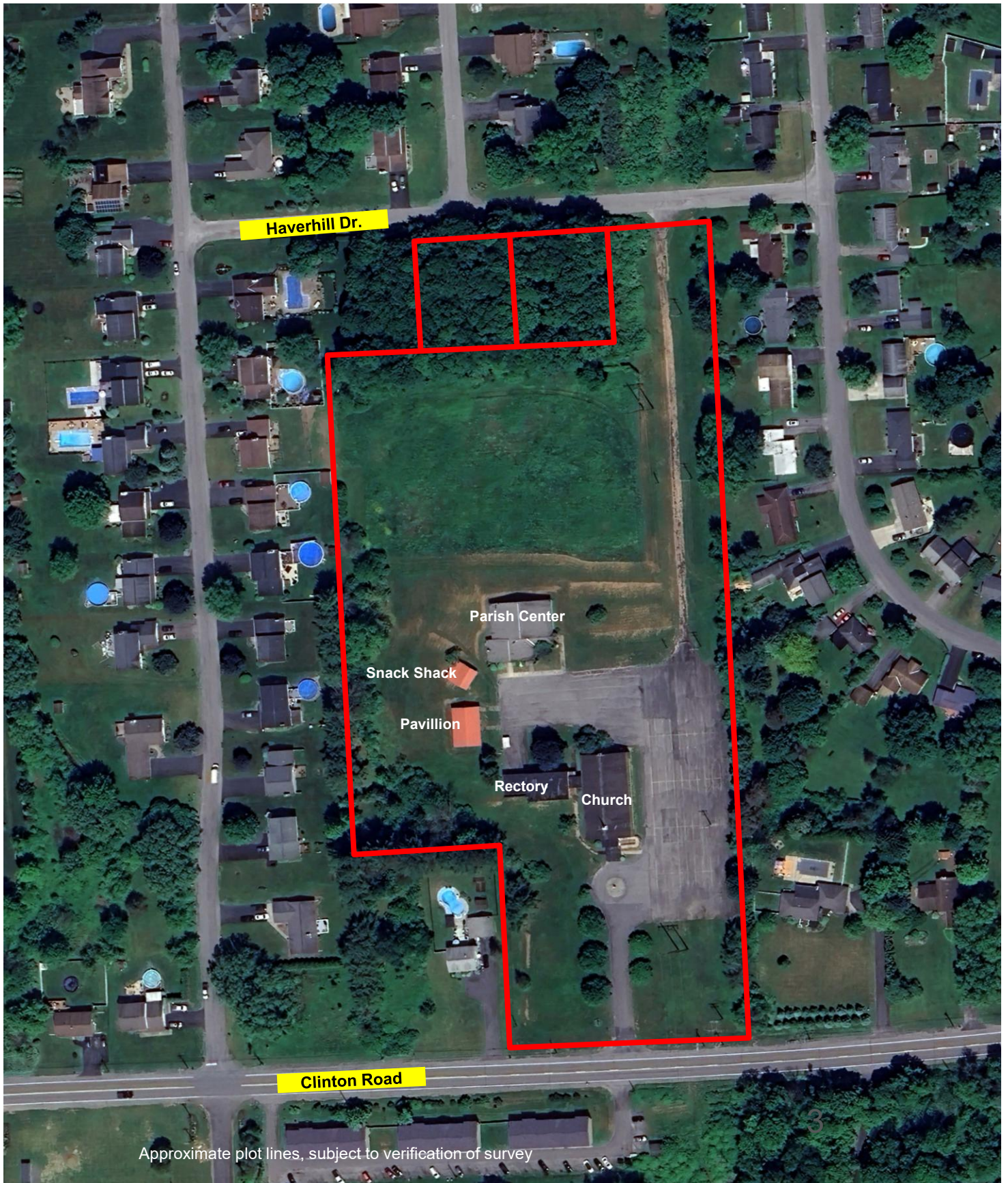
Rectory



Parish Center



Parish Center – Commercial Kitchen





CHOBANI FACILITY (16 MILES)

Triangle Site, Griffis Business & Technology Park, Rome, NY

Chobani has broken ground on the new \$1.2 billion, state-of-the-art dairy processing plant, located at the Triangle Site at Griffies Business and Technology Park in Rome, NY.

- This project represents the largest natural food manufacturing investment in American history making New York the number one producer in the country.
- 1.4 million square-foot, state of the art dairy processing plant
- Expected to create over 1,000 full-time jobs with competitive wages, an attractive benefits package, and access to a suite of on-site health and wellness amenities.
- The plant will be able to process over a billion pounds of yogurt and other dairy products yearly. The location of the billion-dollar plant is also significant as there are over 3,000 dairy farms in New York. They all produce over 16 billion pounds of milk each year which will be to Chobani's benefit as this is their main ingredient.

MICRON FACILITY (45 MILES)

NEQ Rt. 31 & Caughdenoy Road, Clay, New York 13041

The Micron facility, located at the northeast quadrant of Route 31 and Caughdenoy Road in Clay, NY, represents a monumental \$100 billion development over 20 years.

- Largest investment in New York history and Micron company history
- Will create four clean room facilities to manufacture semiconductor components
- Projected to create 9,000 jobs at the facility and 40,000 indirect job around the state
- The second facility is estimated to be completed by 2029 and the last fabrication facility would finish in 2041
- Construction jobs in the area expected to total 4,500, with construction expected to start in 2025 and production in Feb 1 beginning 2028