



FOR LEASE

1093 CLARK ST (BUILDING 259 & 259A)

58,726 SF

ENDICOTT, NY

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**PHOENIX
LOGISTICS**

Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY HIGHLIGHTS



30' & 70' CLEAR HEIGHTS AVAILABLE



TESTING & LABORATORY SPACE



CENTRAL UTILITIES



EXTENSIVE PARKING



BREAKROOM



5MVA



PROPERTY DETAILS

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AVAILABLE SPACE	58,726 SF
MINIMUM DIVISIBLE	7,884 SF
DOCK DOORS	2
DRIVE-IN DOORS	1
CLEAR HEIGHT	30' & 70' Clear Heights Available
CRANES	Multiple Cranes, 1-ton Capacity
CONSTRUCTION	Modern Steel & Concrete Heavy Industrial Construction
ADDITIONAL FEATURES	Lab Space, Steam Chilled Water & Compressed Air Available
POWER	5 MVA 277/480V 3 Phase
YEAR BUILT	1984
ZONING	Industrial
PARCEL ID	141.18-8-35

PROPERTY DESCRIPTION

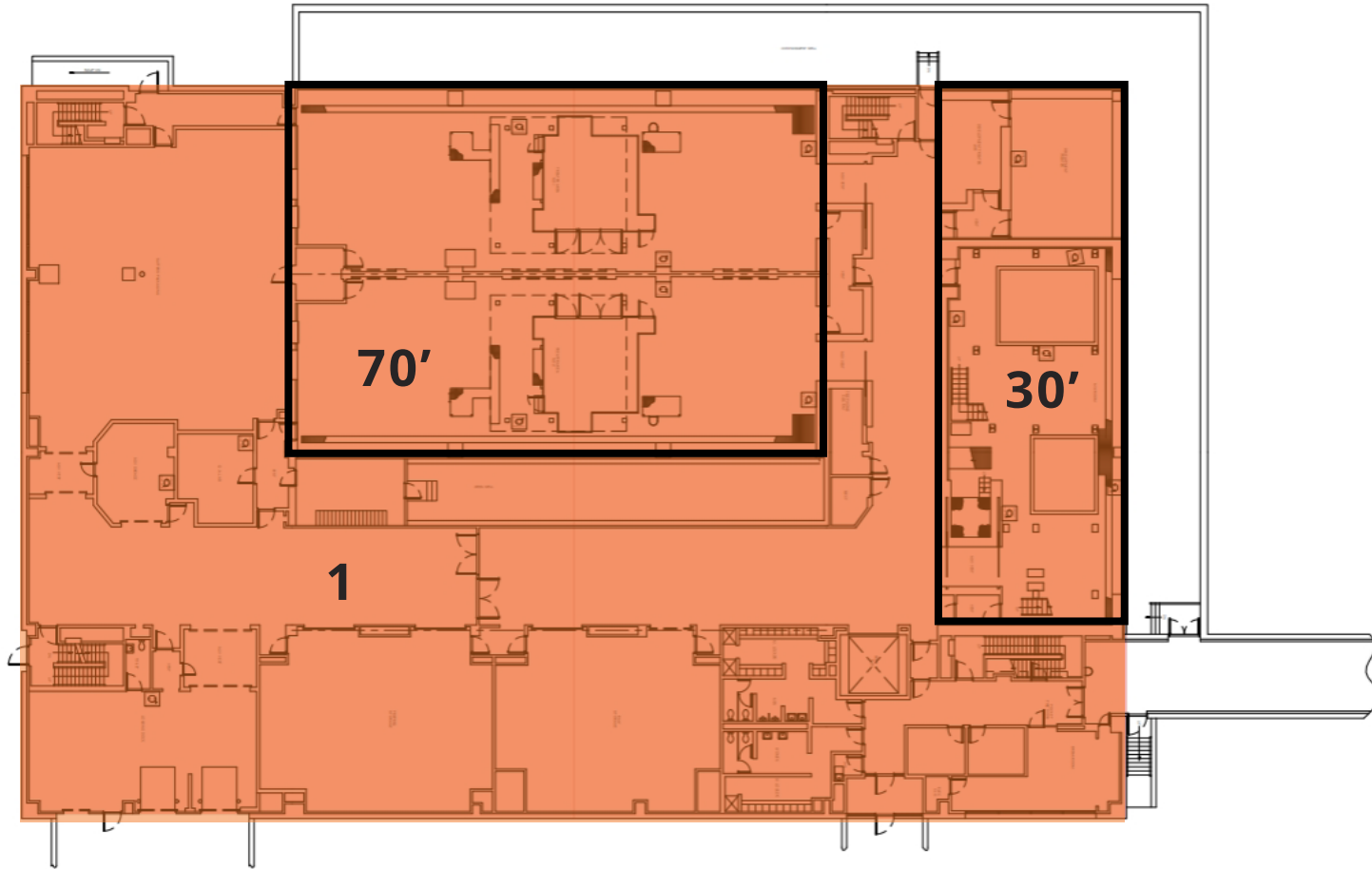
A prime opportunity for pharmaceutical or chemical manufacturing, this property features mixed testing and laboratory spaces. The first floor features manufacturing space with clear heights of 70' & 30', while the second floor offers a control center for monitoring. This property has heavy industrial construction with blast resistant interior and exterior walls. Central utilities on site include steam chilled water and compressed air. All of this is situated in a serene, park-like setting with extensive parking and lush greenery.



FLOOR PLAN

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FIRST FLOOR

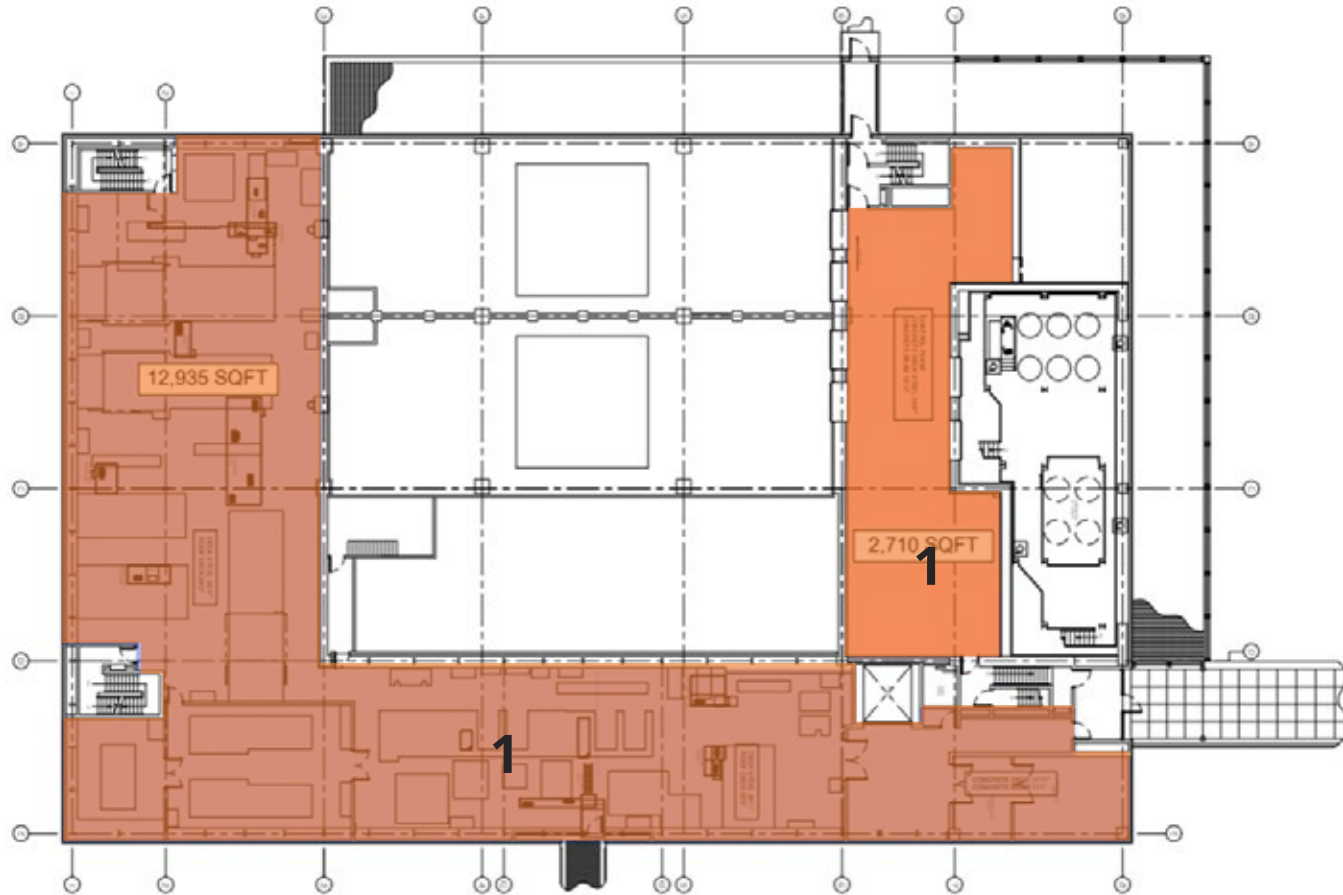


NUMBER	SPACE DESIGNATION	DOCK DOORS	DRIVE-IN DOORS	SQUARE FEET
1	AVAILABLE	2	1	33,016 SF
TOTAL				33,016 SF



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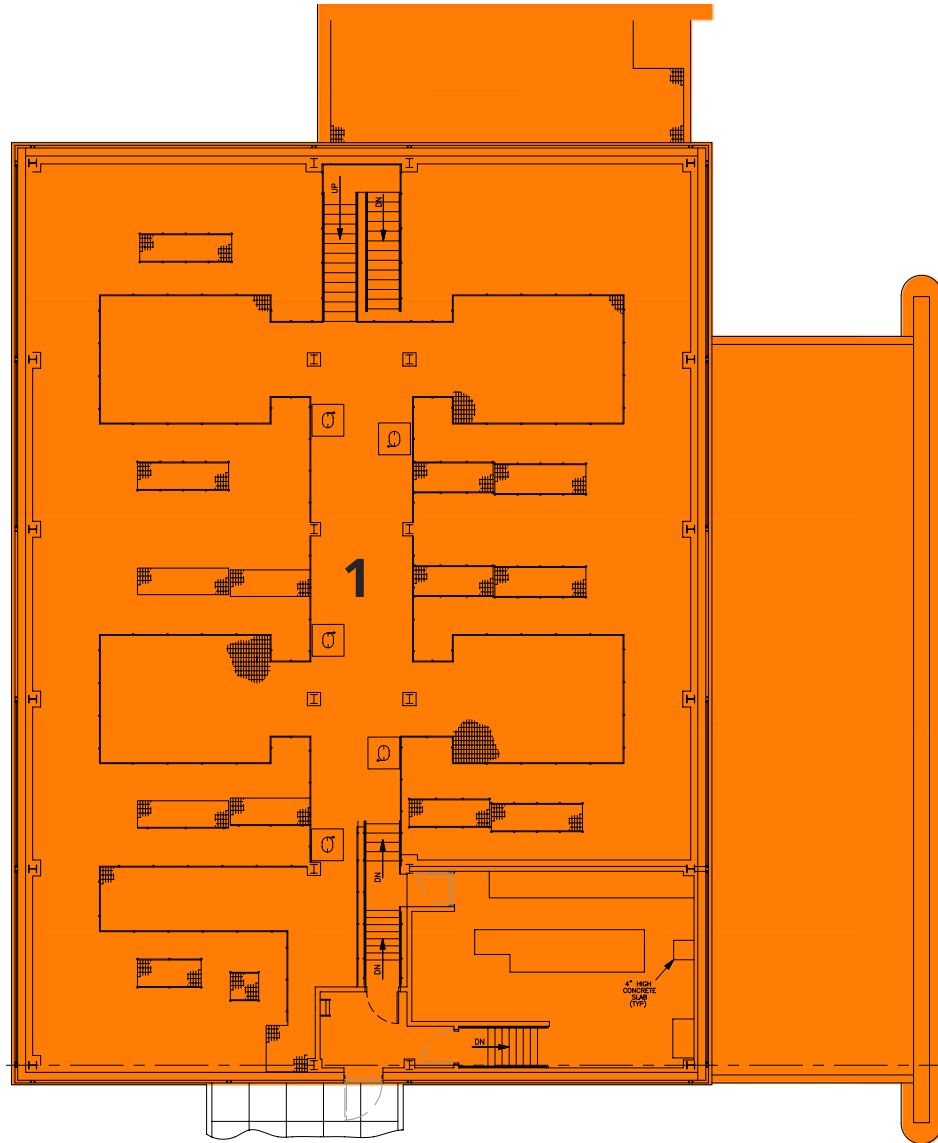
NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	17,862 SF
TOTAL		17,862 SF

SECOND FLOOR



FLOOR PLAN

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BUILDING 259A FIRST FLOOR



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	7,884 SF
TOTAL		7,884 SF