



AVAILABLE JANUARY 2026
2507 WAYNE ST (BUILDING 117)

37,792 SF
ENDICOTT, NY



PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY DETAILS

2507 WAYNE ST (BUILDING 117) | ENDICOTT, NY

AVAILABLE SPACE	37,792 SF
DOCK DOORS	2
CLEAR HEIGHT	14'
ROOF	TPO
WALLS	Metal Paneling
FLOORS	Reinforced Concrete
YEAR BUILT	1965
FIRE SUPPRESSION	Wet
LAND AREA	1.71 Acres
ZONING	I: Industrial
PARCEL ID	141.82-1-14

PROPERTY HIGHLIGHTS



NEW ROOF 2025



FRESH EXTERIOR PAINT



MIXED USE, INDUSTRIAL, & OFFICE SPACE



2 DOCK DOORS

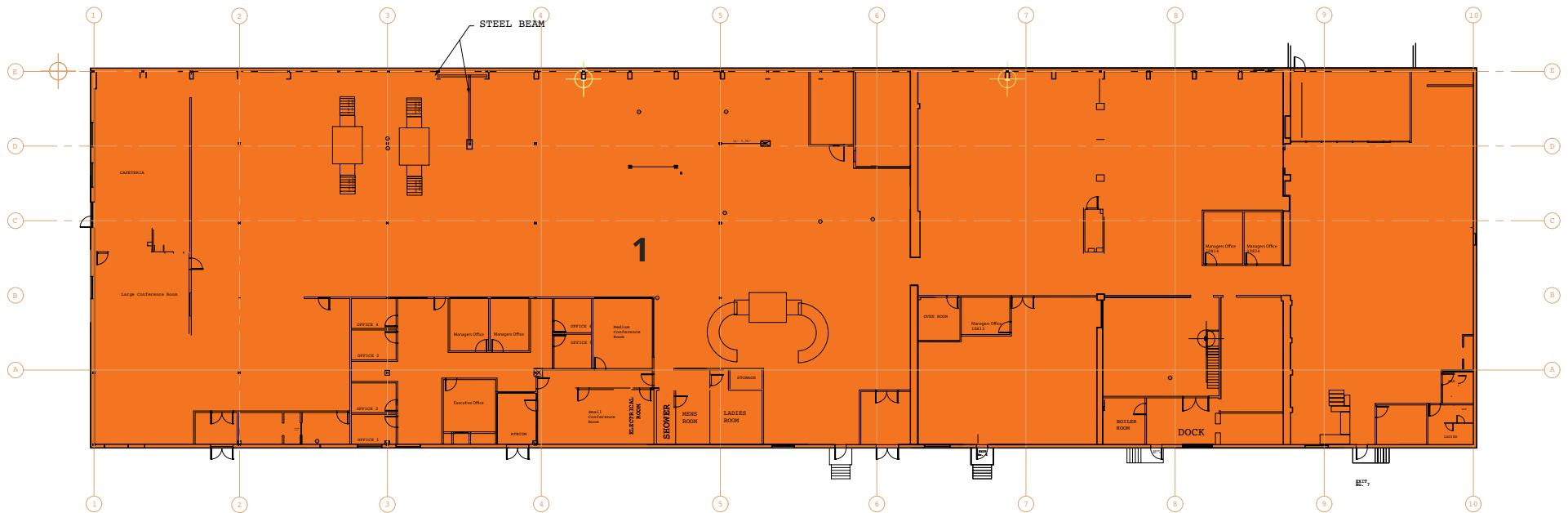
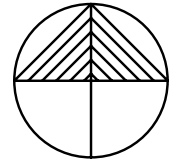


REMODELED MODERN OFFICE



FLOOR PLAN

2507 WAYNE ST (BUILDING 117) | ENDICOTT, NY



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	37,792 SF
TOTAL		37,792 SF

This **mixed-use property** is well-suited for a wide range of business needs. The **versatile, open warehouse space** offers a great opportunity for logistics & distribution, with the potential to be repurposed for manufacturing capabilities. The **2 docks doors** and **dedicated parking lot** ensure smooth operations, while the strategic location grants access to **quality labor forces** in Endicott and nearby Binghamton. Take advantage of the **prime, renovated office space** which includes multiple conference rooms, executive offices, cafeteria space, and 2 sets of men's and women's restrooms.