



**FOR LEASE**

**1093 CLARK ST (BUILDING 259 & 259A)**

**58,726 SF**

**ENDICOTT, NY**

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**PHOENIX**  
**INVESTORS**

*Opportunity. Execution. Value Creation.*



# PROPERTY HIGHLIGHTS



**30' & 70' CLEAR HEIGHTS AVAILABLE**



**TESTING & LABORATORY SPACE**



**CENTRAL UTILITIES**



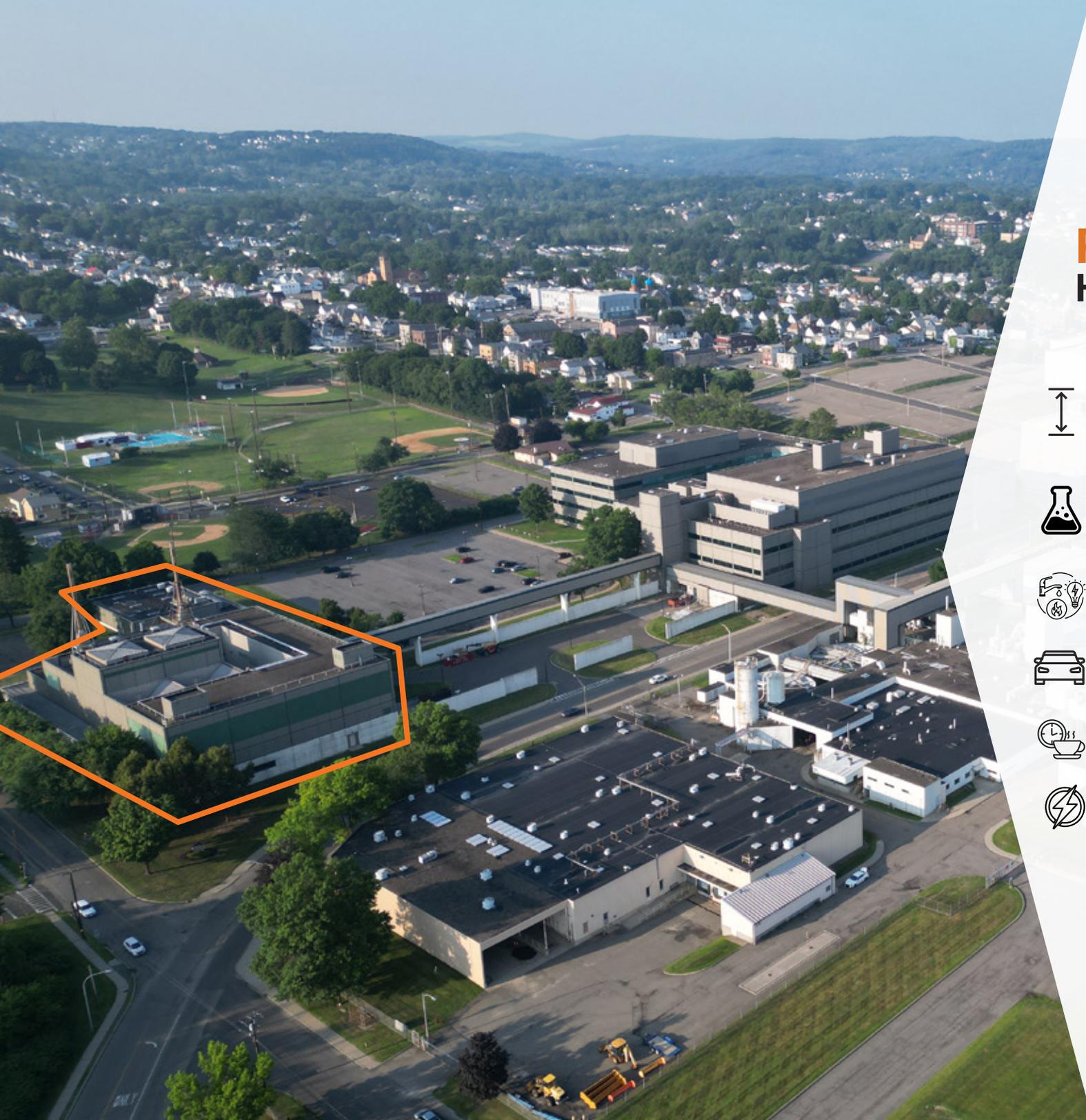
**EXTENSIVE PARKING**



**BREAKROOM**



**5MVA**



# PROPERTY DETAILS

1093 CLARK ST (BUILDING 259 & 259A) | ENDICOTT, NY

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

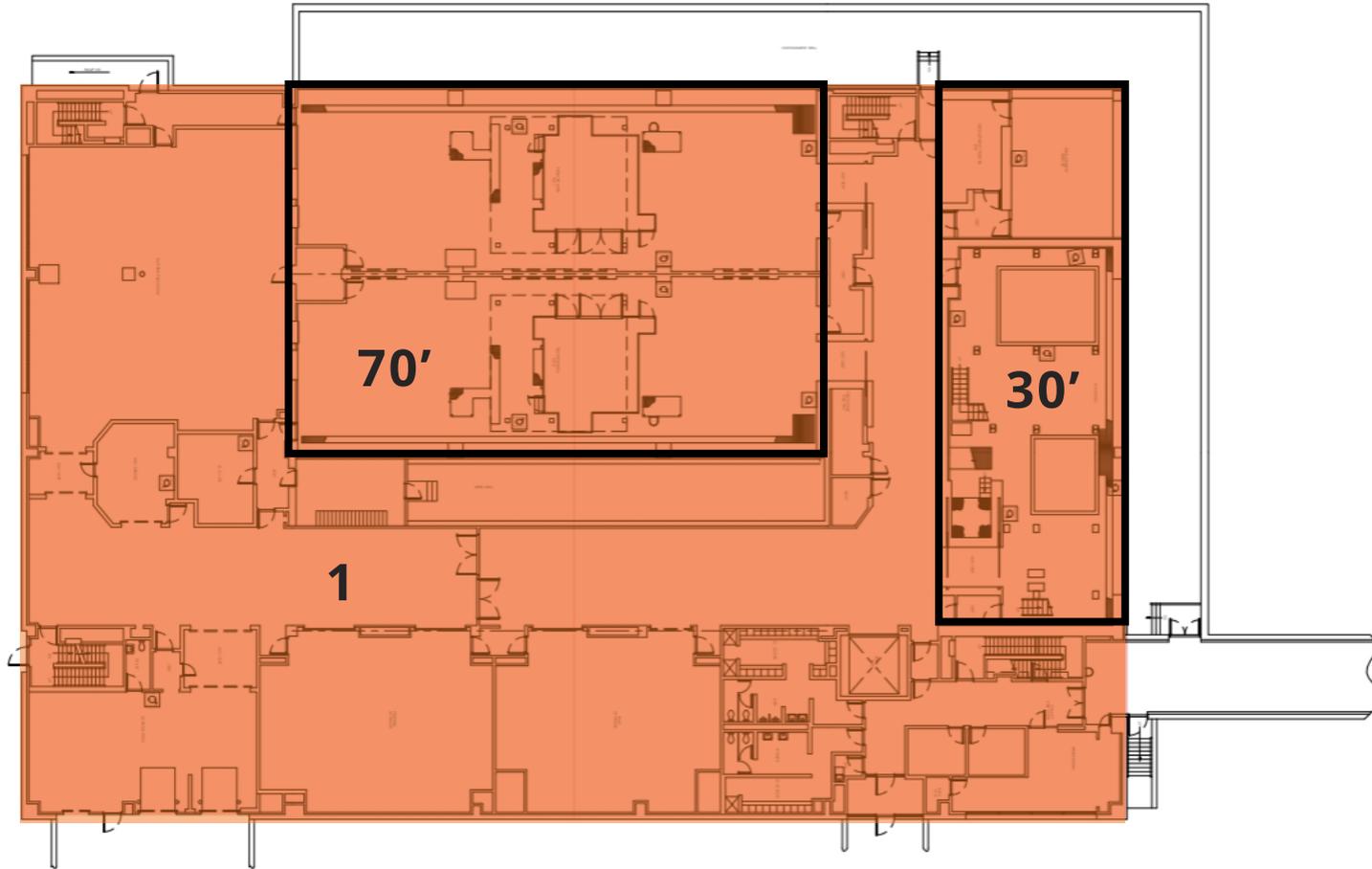
A prime opportunity for pharmaceutical or chemical manufacturing, this property features mixed testing and laboratory spaces. The first floor features manufacturing space with clear heights of 70' & 30', while the second floor offers a control center for monitoring. This property has heavy industrial 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

1093 CLARK ST (BUILDING 259 & 259A) | ENDICOTT, NY

## FIRST FLOOR

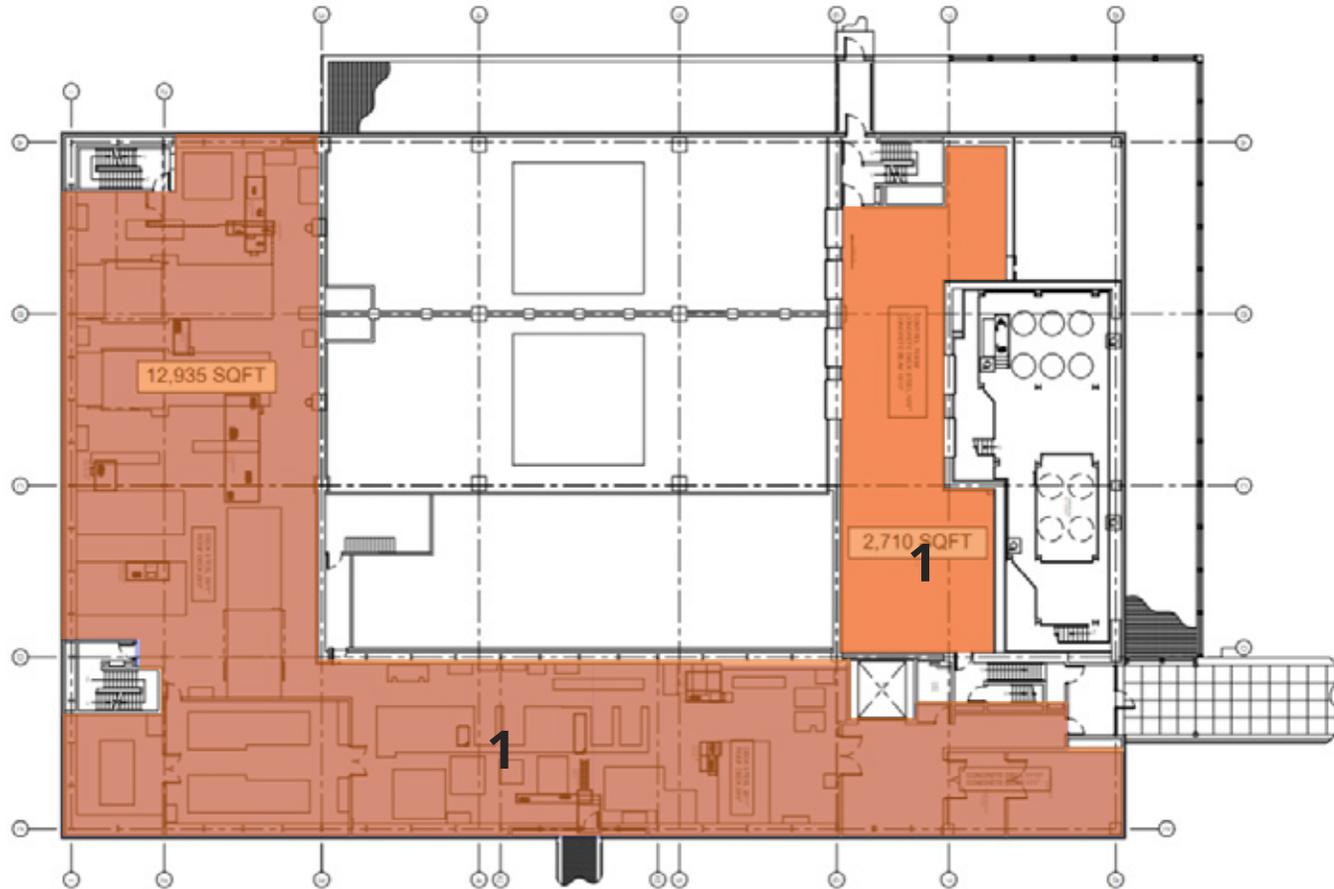


NUMBER	SPACE DESIGNATION	DOCK DOORS	DRIVE-IN DOORS	SQUARE FEET
1	AVAILABLE	2	1	33,016 SF
<b>TOTAL</b>				<b>33,016 SF</b>



# FLOOR PLAN

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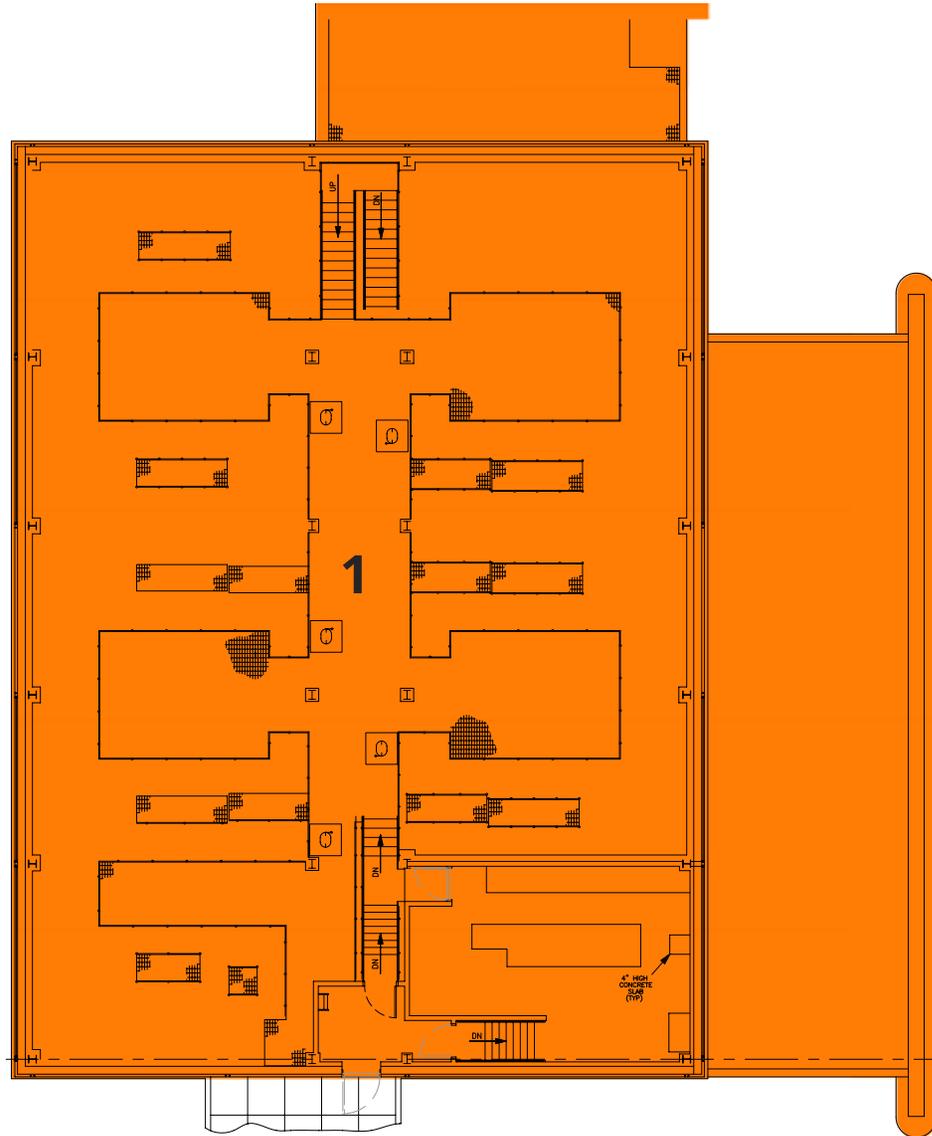
NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	17,862 SF
<b>TOTAL</b>		<b>17,862 SF</b>

## SECOND FLOOR



# FLOOR PLAN

1093 CLARK ST (BUILDING 259 & 259A) | ENDICOTT, NY



## BUILDING 259A FIRST FLOOR



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	7,884 SF
<b>TOTAL</b>		<b>7,884 SF</b>