



**FOR LEASE** | **88,382 SF**  
**1301 CLARK ST (BUILDINGS 48 & 53)** | **ENDICOTT, NY**

**PATRICK DEDERING** | 414-376-6933 | PATRICK@PHOENIXINVESTORS.COM  
**MICHAEL JENSEN** | 414-260-0577 | MJENSEN@PHOENIXINVESTORS.COM



**PHOENIX**  
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*Opportunity. Execution. Value Creation.*

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# PROPERTY HIGHLIGHTS



**NEW TPO ROOF  
OVERLAY IN 2023/2024**



**CHILLED WATER, STEAM,  
& COMPRESSED AIR  
INFRASTRUCTURE**



**300 KW BACKUP  
GENERATOR**



**(2) DRY/CLEAN  
ROOMS AVAILABLE**



**FULLY EQUIPPED  
BATTERY TESTING AND  
CYCLING LAB**



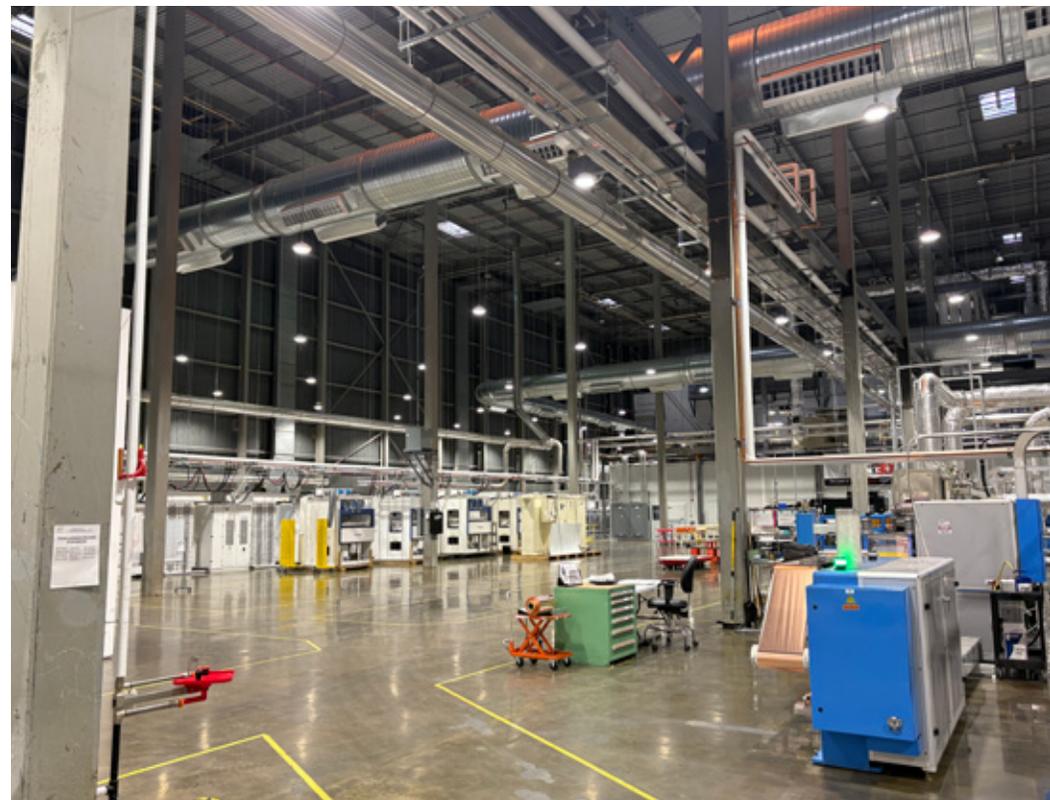
**RECENTLY UPGRADED  
MOVE-IN READY  
OFFICE SPACE**



# PROPERTY DETAILS

1301 CLARK ST (BUILDINGS 48 & 53) | ENDICOTT, NY

AVAILABLE SPACE	88,382 SF
DOCK DOORS	16
OH DOORS	10
FLOORS	2
ELEVATORS	4
CLEAR HEIGHT	20' - 72'
COLUMN WIDTH/DEPTH	23' x 36' & 45' & 45'
WALLS	Metal Panel
YEAR BUILT	1971
YEAR RENOVATED	2023/2024
ZONING	Industrial
POWER	6,600 kVA - 8,500 kVA
PARCEL ID	141.18-8-49.11

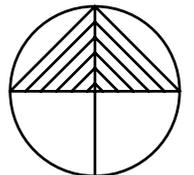
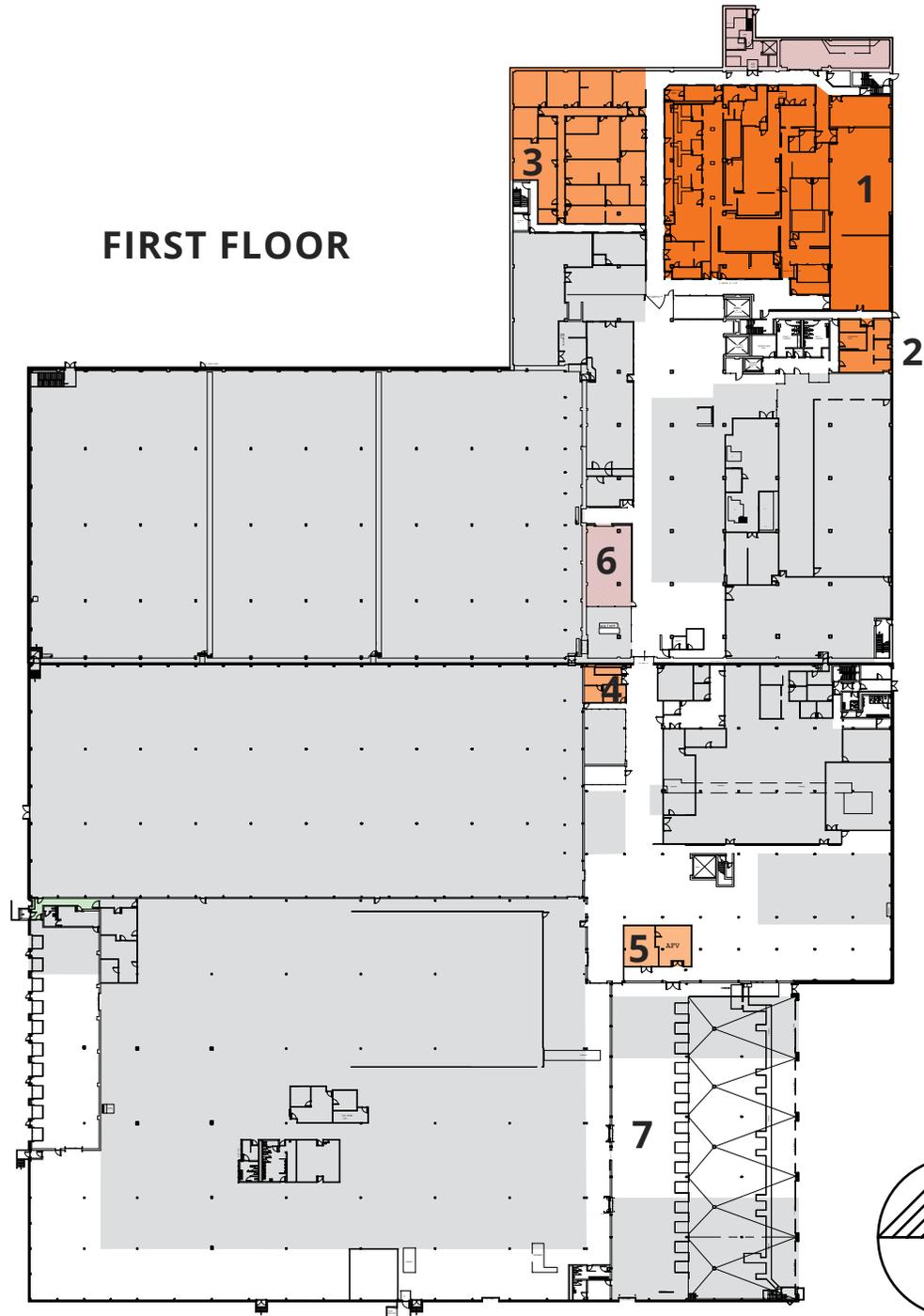


# FLOOR PLAN

1301 CLARK ST (BUILDINGS 48 & 53) | ENDICOTT, NY

## FIRST FLOOR

NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	16,764 SF
2	AVAILABLE	1,046 SF
3	AVAILABLE	7,285 SF
4	AVAILABLE	626 SF
5	AVAILABLE	1,022 SF
<b>TOTAL</b>		<b>26,743 SF</b>
6	MECHANICAL	3,812 SF
7	COMMON	63,938 SF



# FLOOR PLAN

1301 CLARK ST (BUILDINGS 48 & 53) | ENDICOTT, NY

NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	7,017 SF
2	AVAILABLE	539 SF
3	AVAILABLE	2,839 SF
4	AVAILABLE	9,199 SF
5	AVAILABLE	5,750 SF
6	AVAILABLE	5,162 SF
7	AVAILABLE	1,257 SF
8	AVAILABLE	3,524 SF
9	AVAILABLE	11,967 SF
10	AVAILABLE	719 SF
11	AVAILABLE	2,579 SF
12	AVAILABLE	8,369 SF
13	AVAILABLE	1,627 SF
14	AVAILABLE	1,091 SF
<b>TOTAL</b>		<b>61,639 SF</b>
15	MECHANICAL	3,794 SF
16	COMMON	20,270 SF

## SECOND FLOOR

