



FOR LEASE | **59,656 SF**
22 ADAMS AVE (BUILDING 40) | **ENDICOTT, NY**

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

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

PROPERTY DETAILS

22 ADAMS AVE (BUILDING 40) | ENDICOTT, NY

AVAILABLE SPACE	59,656 SF
MINIMUM DIVISIBLE	2,203 SF
FLOORS	4
ELEVATORS	2
WALLS	Masonry
YEAR BUILT	1980
ZONING	Industrial
PARCEL ID	157.07-1-4

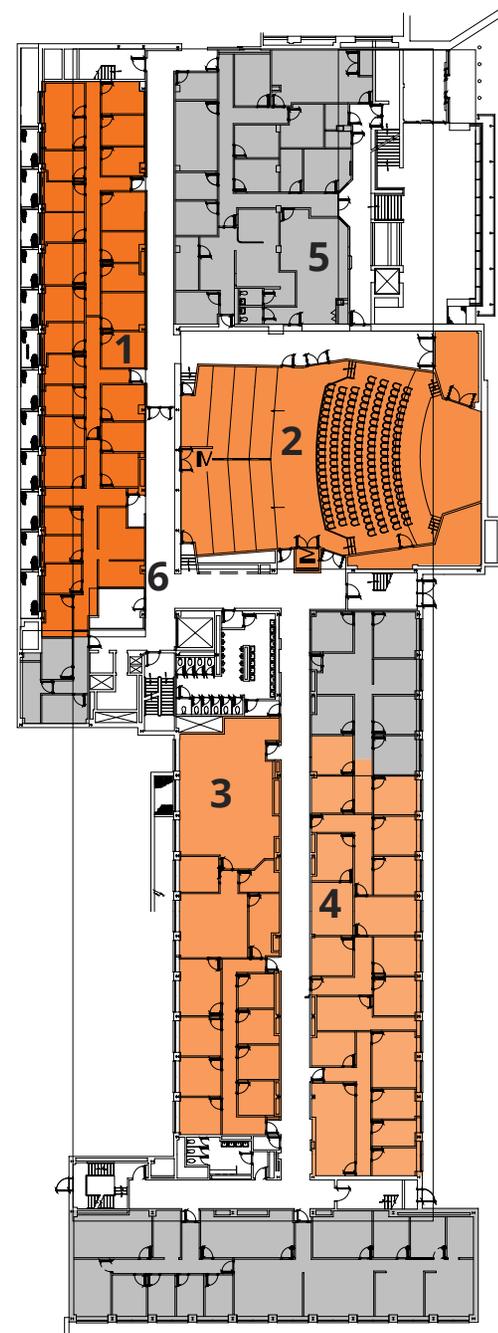


FLOOR PLAN

22 ADAMS AVE (BUILDING 40) | ENDICOTT, NY

FIRST FLOOR

NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	4,012 SF
2	AVAILABLE	4,605 SF
3	AVAILABLE	3,046 SF
4	AVAILABLE	3,368 SF
5	EXISTING TENANT	8,862 SF
6	COMMON	12,713 SF
TOTAL		36,606 SF

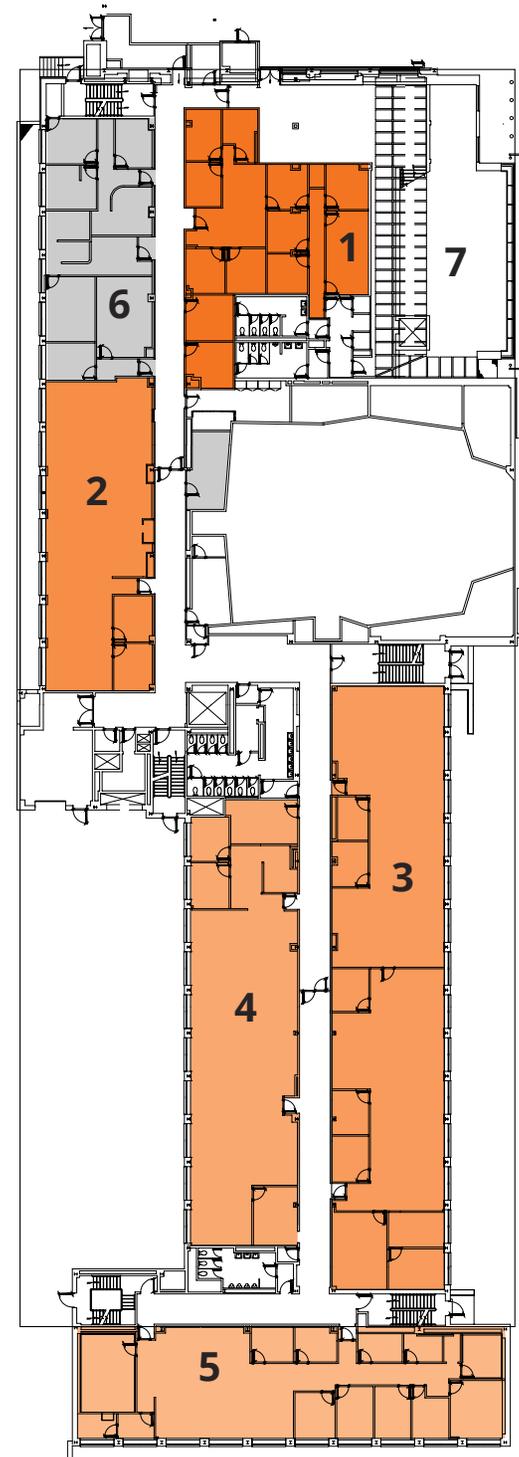


FLOOR PLAN

22 ADAMS AVE (BUILDING 40) | ENDICOTT, NY

SECOND FLOOR

NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	2,252 SF
2	AVAILABLE	2,203 SF
3	AVAILABLE	4,570 SF
4	AVAILABLE	3,153 SF
5	AVAILABLE	3,300 SF
6	EXISTING TENANT	1,959 SF
7	COMMON	12,690 SF
TOTAL		30,127 SF

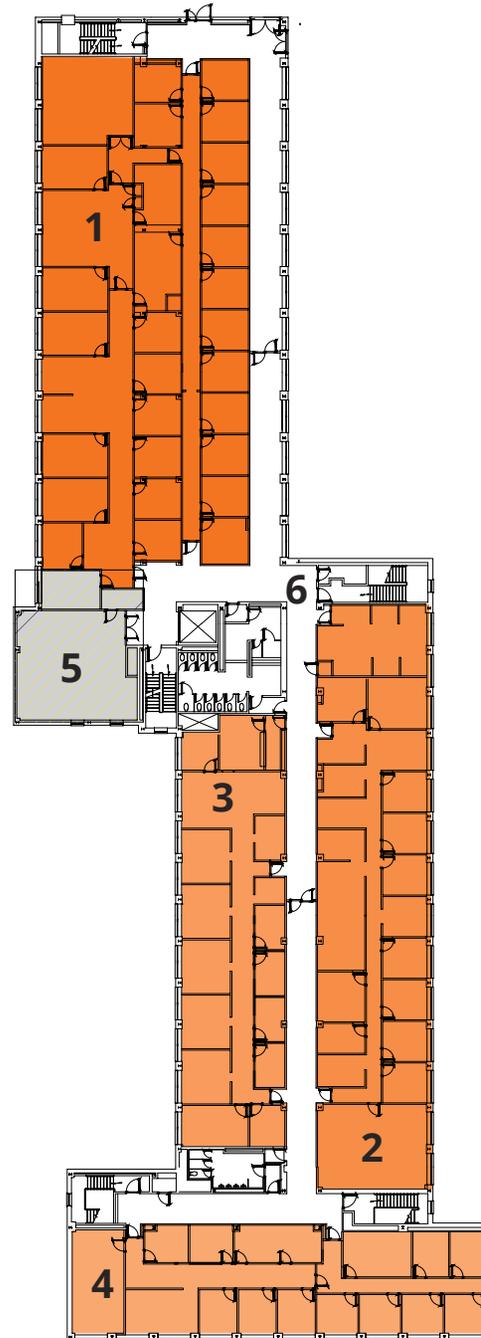


FLOOR PLAN

22 ADAMS AVE (BUILDING 40) | ENDICOTT, NY

THIRD FLOOR

NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	7,771 SF
2	AVAILABLE	4,761 SF
3	AVAILABLE	3,276 SF
4	AVAILABLE	3,350 SF
5	MECHANICAL	1,220 SF
6	COMMON	8,219 SF
TOTAL		28,597 SF



FLOOR PLAN

22 ADAMS AVE (BUILDING 40) | ENDICOTT, NY

FOURTH FLOOR

NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	9,989 SF
2	COMMON	2,147 SF
TOTAL		12,136 SF

