



FOR LEASE | **401,254 SF**
1301 CLARK ST (BUILDINGS 48 & 53) | **ENDICOTT, NY**



PHOENIX
INVESTORS
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**



**EXISTING ASRS
SYSTEM AVAILABLE**



PROPERTY DETAILS

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

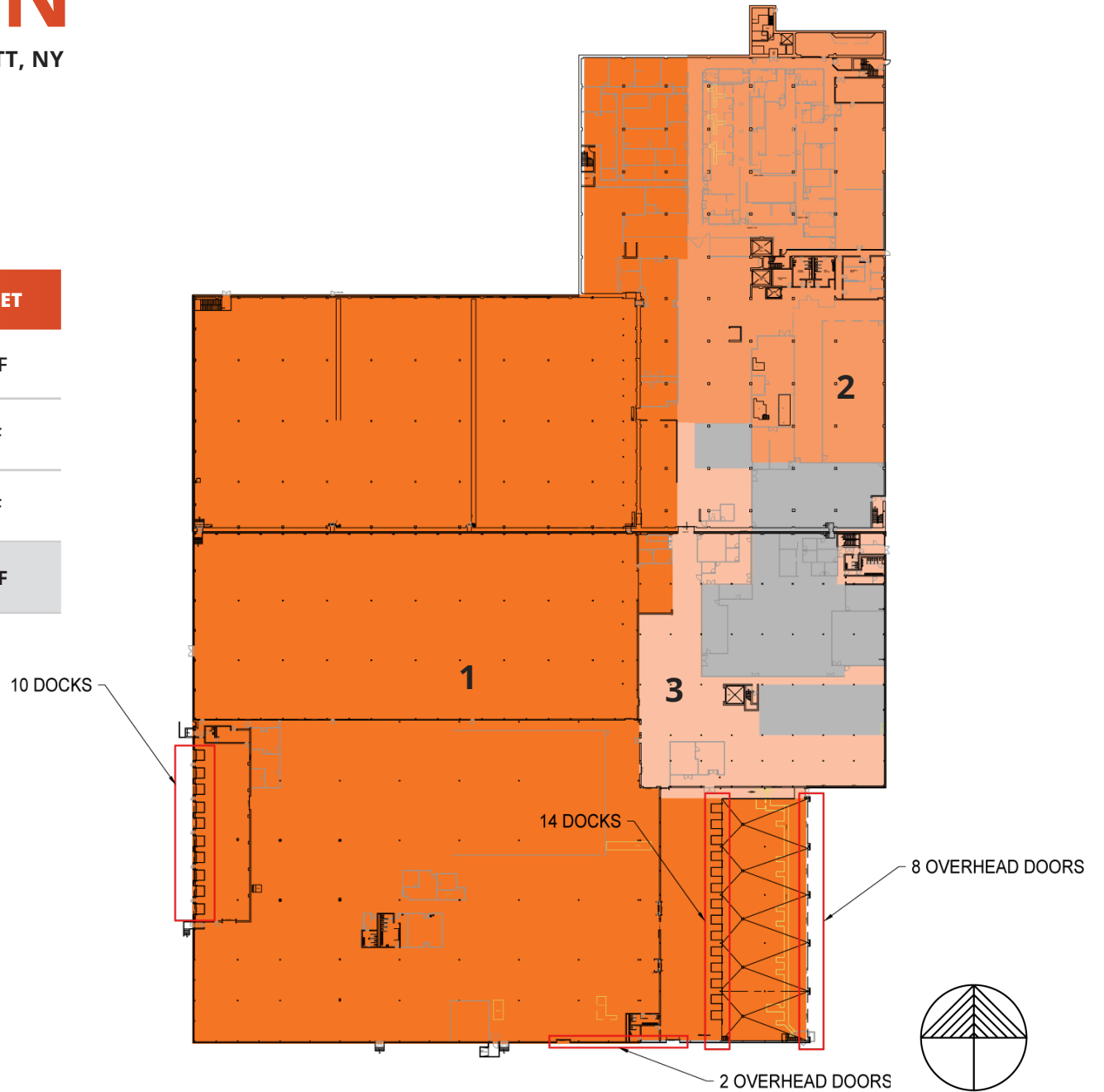
AVAILABLE SPACE	401,254 SF
MINIMUM DIVISIBLE	23,131 SF
DOCK DOORS	25
OH DOORS	10
FLOORS	2
ELEVATORS	4
CLEAR HEIGHT	20' - 72'
COLUMN WIDTH/DEPTH	23' x 36' & 45' & 45'
WALLS	Metal Panel
YEAR BUILT	1971
YEAR RENOVATED	2023/2024
ZONING	Industrial
POWER	6,600 kVA - 8,500 kVA
PARCEL ID	141.18-8-49.11



FLOOR PLAN

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

NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	232,094 SF
2	AVAILABLE	47,631 SF
3	AVAILABLE	23,131 SF
TOTAL		302,856 SF



FLOOR PLAN

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

NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	28,077 SF
2	AVAILABLE	70,321 SF
TOTAL		98,398 SF

