



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



PHOENIX
INVESTORS
Opportunity. Execution. Value Creation.

PATRICK DEDERING | DIRECTOR, ACQUISITION & LEASING | 414-376-6933 | PATRICK@PHOENIXINVESTORS.COM
CHRIS MANCINI | ASSISTANT LEASING SPECIALIST | 414-296-1024 | CMANCINI@PHOENIXINVESTORS.COM

PROPERTY DETAILS

22 ADAMS AVE (BUILDING 40) | ENDICOTT, NY

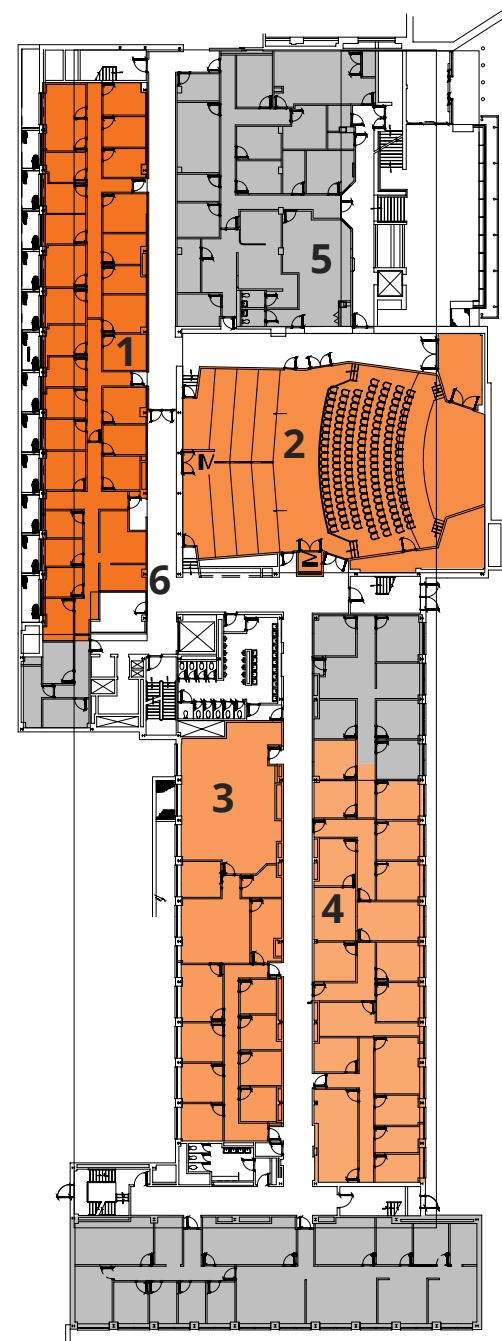
BUILDING SIZE	115,626 SF
AVAILABLE SPACE	59,656 SF
MINIMUM DIVISIBLE	2,203 SF
FLOORS	4
ELEVATORS	2
WALLS	Masonry
YEAR BUILT	1980
ZONING	Industrial
PARCEL ID	157.07-1-4

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

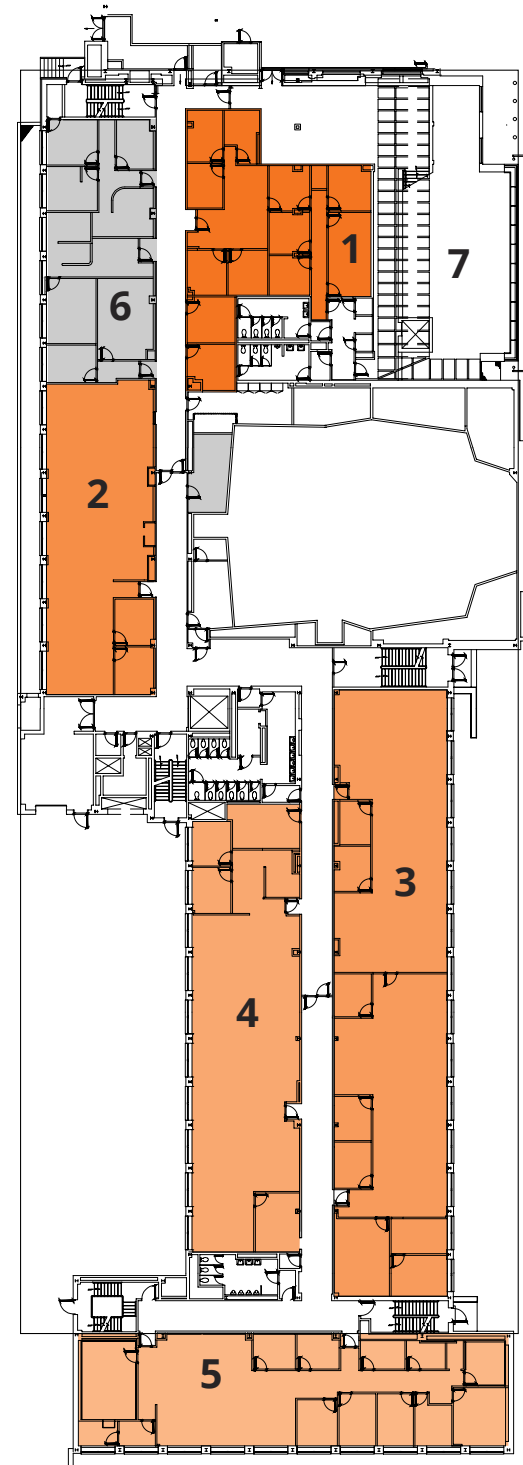


FLOOR PLAN

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

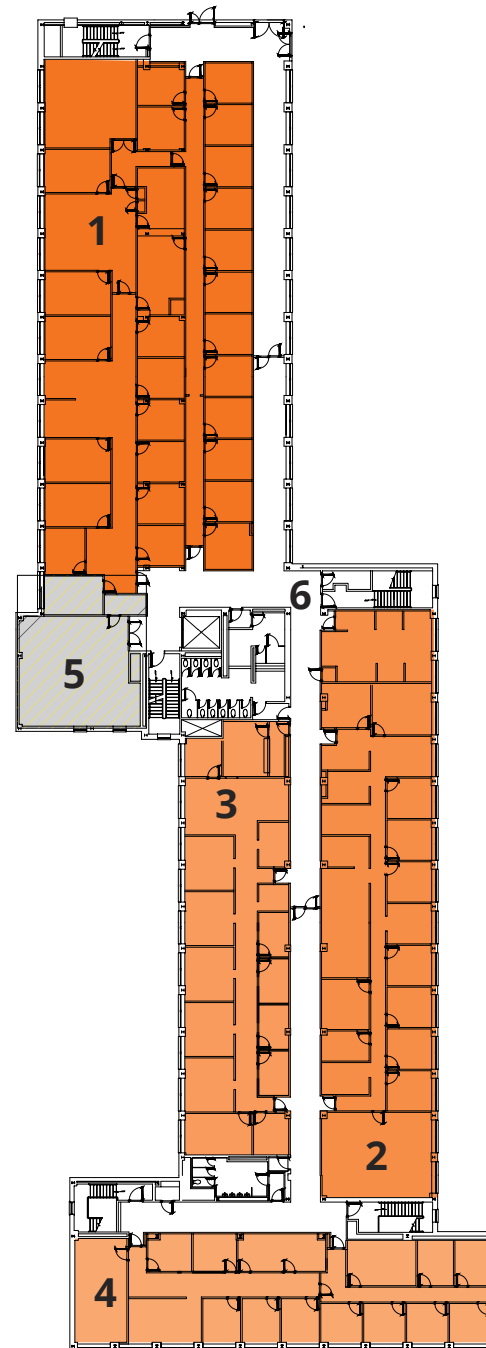


FLOOR PLAN

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

