



FOR LEASE | 56,677 SF

1701 J NORTH ST (BUILDING 18) | ENDICOTT, NY

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PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.



PROPERTY HIGHLIGHTS



**FRESH EXTERIOR
PAINT**



**SUBSTANTIAL
PARKING AVAILABLE**



**PRIME LOCATION
IN THE HURON
BUSINESS PARK**



PROPERTY DETAILS

1701 J NORTH ST (BUILDING 18) | ENDICOTT, NY

AVAILABLE SPACE	56,677 SF
FLOORS	4
ELEVATORS	2
CLEAR HEIGHT	15'
COLUMN WIDTH/DEPTH	40' x 40'
WALLS	Concrete Panels/Siding
YEAR BUILT	1964
ZONING	Industrial
PARCEL ID	157.06-43



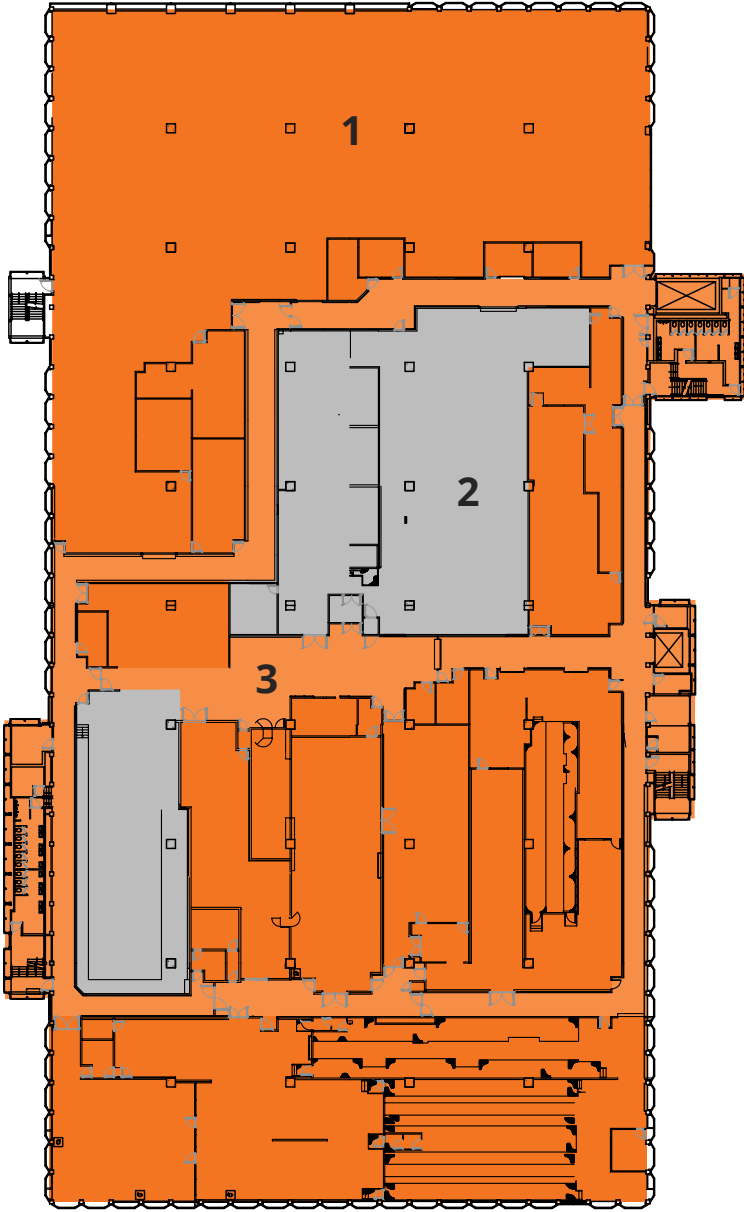
FLOOR PLAN

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NUMBER	CURRENT USE	SQUARE FEET
1	AVAILABLE	56,677 SF
2	EXISTING TENANT	21,183 SF
3	MECHANICAL/SUPPORT	20,276 SF
TOTAL		86,085 SF



FLOOR 3



LOCATION MAP

1701 J NORTH ST (BUILDING 18) | ENDICOTT, NY

TRI-CITIES AIRPORT	4 MILES
BINGHAMTON UNIV	5 MILES
BINGHAMTON, NY	12 MILES
SYRACUSE, NY	80 MILES
ROCHESTER, NY	172 MILES
PHILADELPHIA, PA	190 MILES

