

±24,000 SF Office/Flex/Industrial For Lease
1 Rodeo Dr., Edgewood, NY 11717



Specifications:

Building Size:	± 24, 000/sf
Lot Size:	± 2.54 acres
Office space:	± 30% - 50%
Ceiling height:	± 14'.6" Under Steel.
Loading:	2 docks, 1 drive-in
Power:	± 2,000 amps @ 120/208 v
A/C:	Fully air conditioned
Heat:	Gas
Column Span:	Good
Sprinklers:	Yes
Parking:	96 + additional land

Pricing & timing:

Occupancy:	30 Days
Lease Price:	\$14.75/sf Net
24'/25' Taxes:	\$94,233.75 (\$3.93/sf w/o abatement)

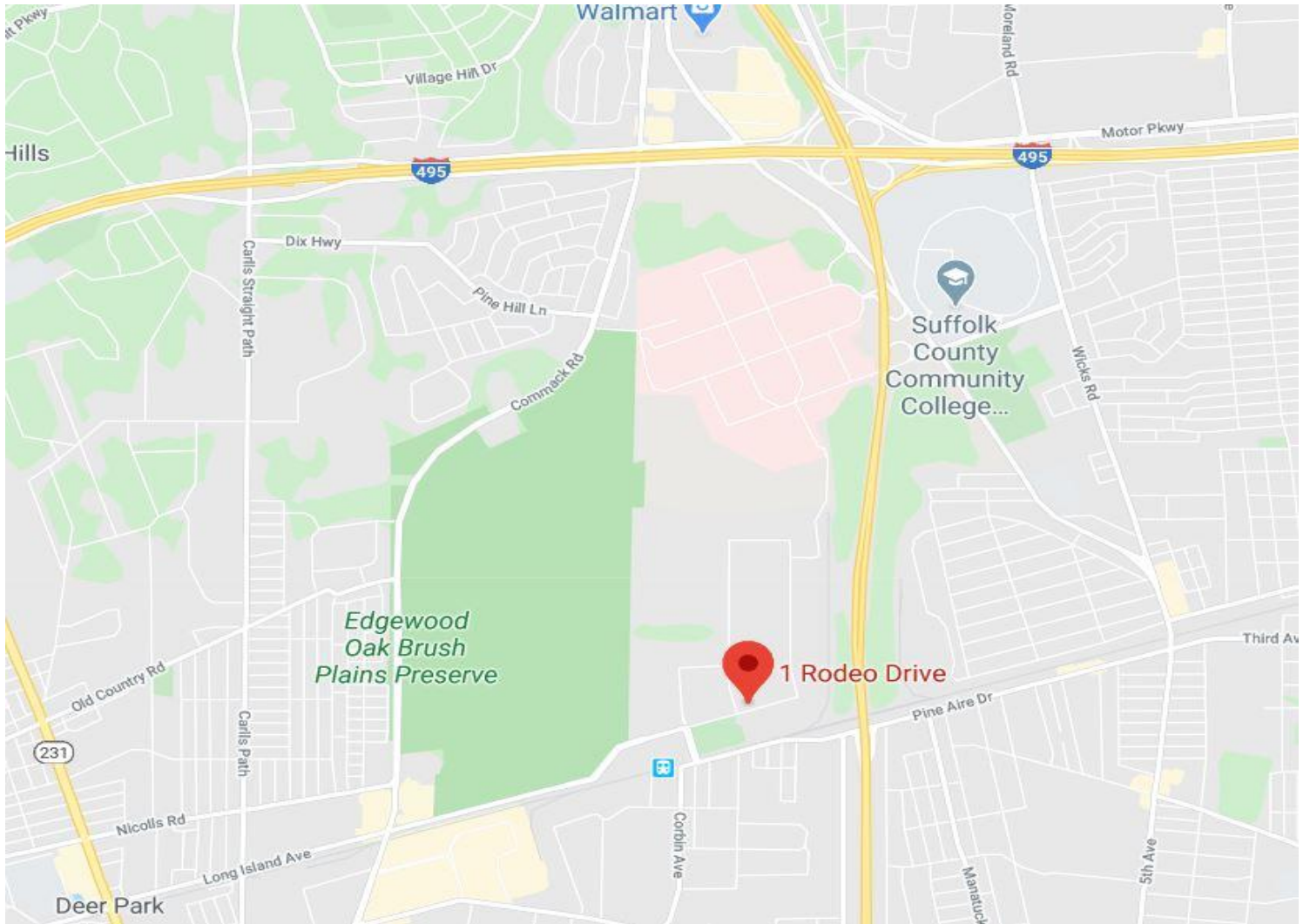
Features & Highlights:

- Beautiful freestanding building
- LED lighting, epoxy floors throughout warehouse/production area
- High end finishes throughout
- 1 block to Deer Park LIRR
- Excellent parking (4:1 ratio)

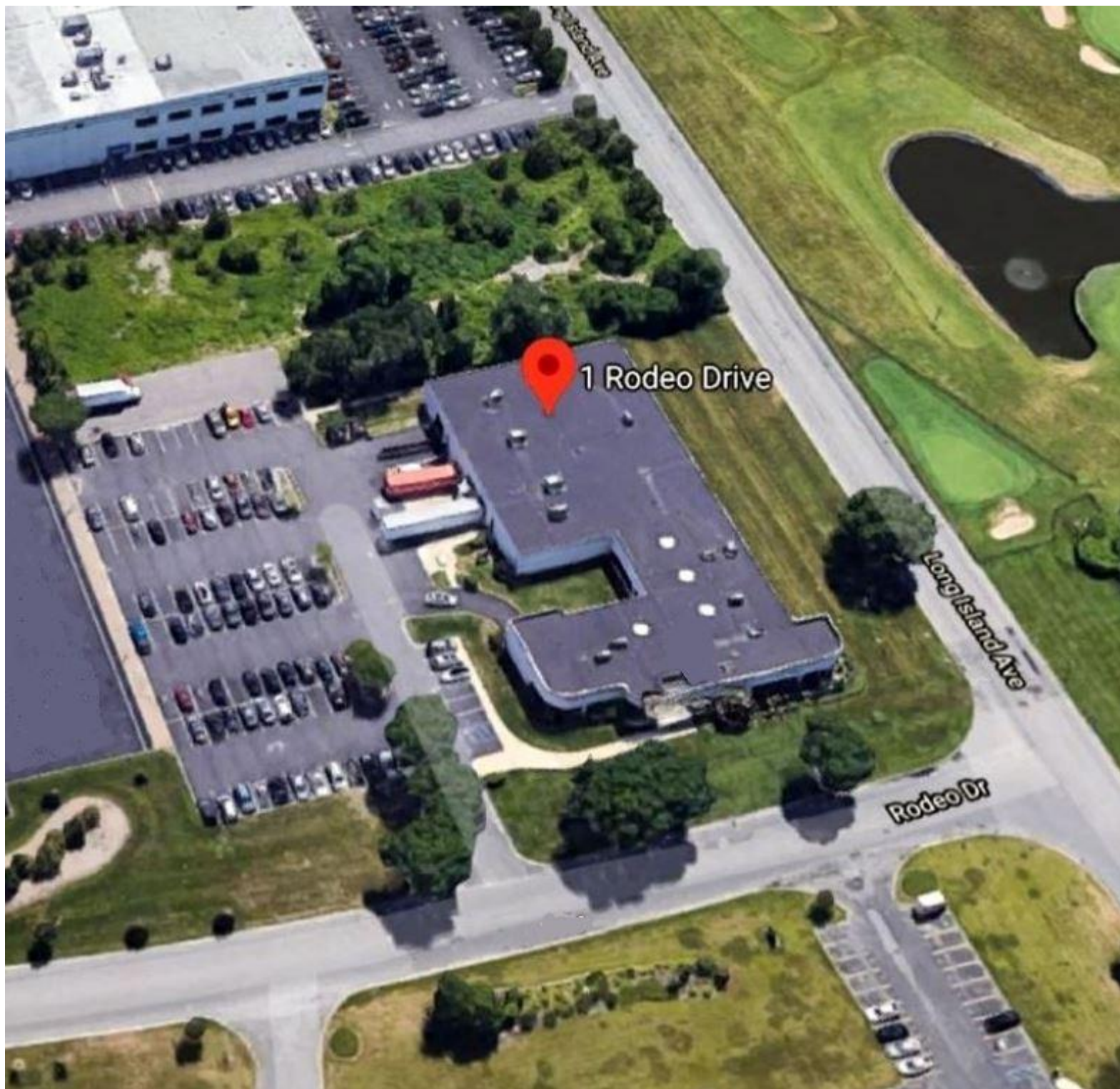


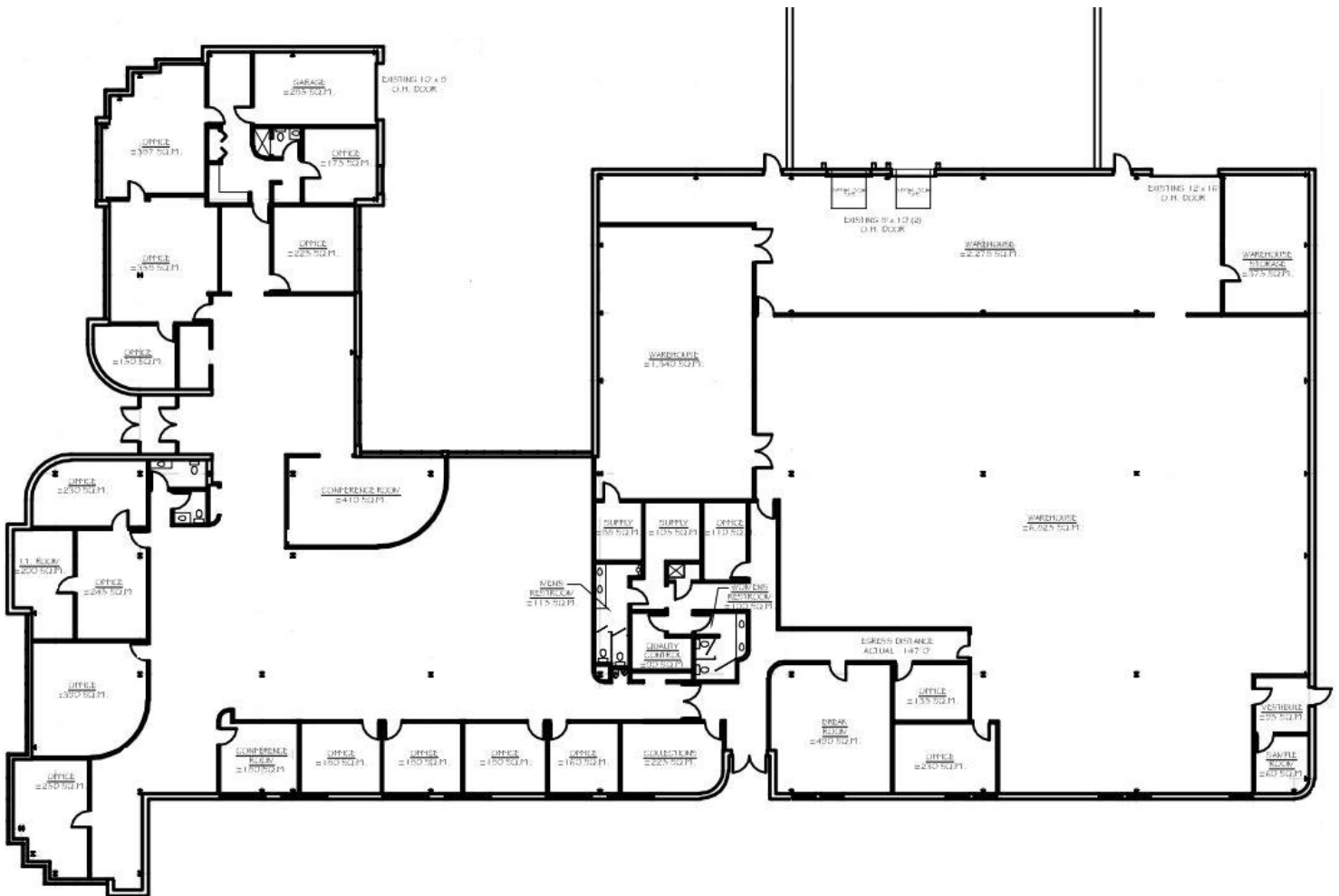
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Landlord will consider reducing the office space to +/-30%

