

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



Specifications:

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

Pricing & timing:

Occupancy:	± Feb 1 2025
Lease Price:	\$16/sf Net
24'/25' Taxes:	\$94,233.75 (\$3.93/sf w/o abatement)

Features & Highlights:

- Free standing building on expandable 4 acre lot
- New LED lighting, epoxy floors throughout warehouse / production area
- Fully air conditioned
- Excellent parking (4:1 ratio plus additional land to expand or create more parking)
- Walking distance to Deer Park LIRR station
- Price includes building on 2.54 acre lot
- Additional adjacent 1.46 acre expansion lot available for purchase

Philip Shwom, SIOR, CCIM, President Licensed Real Estate Broker 631-786-4422 ps@srealty.com

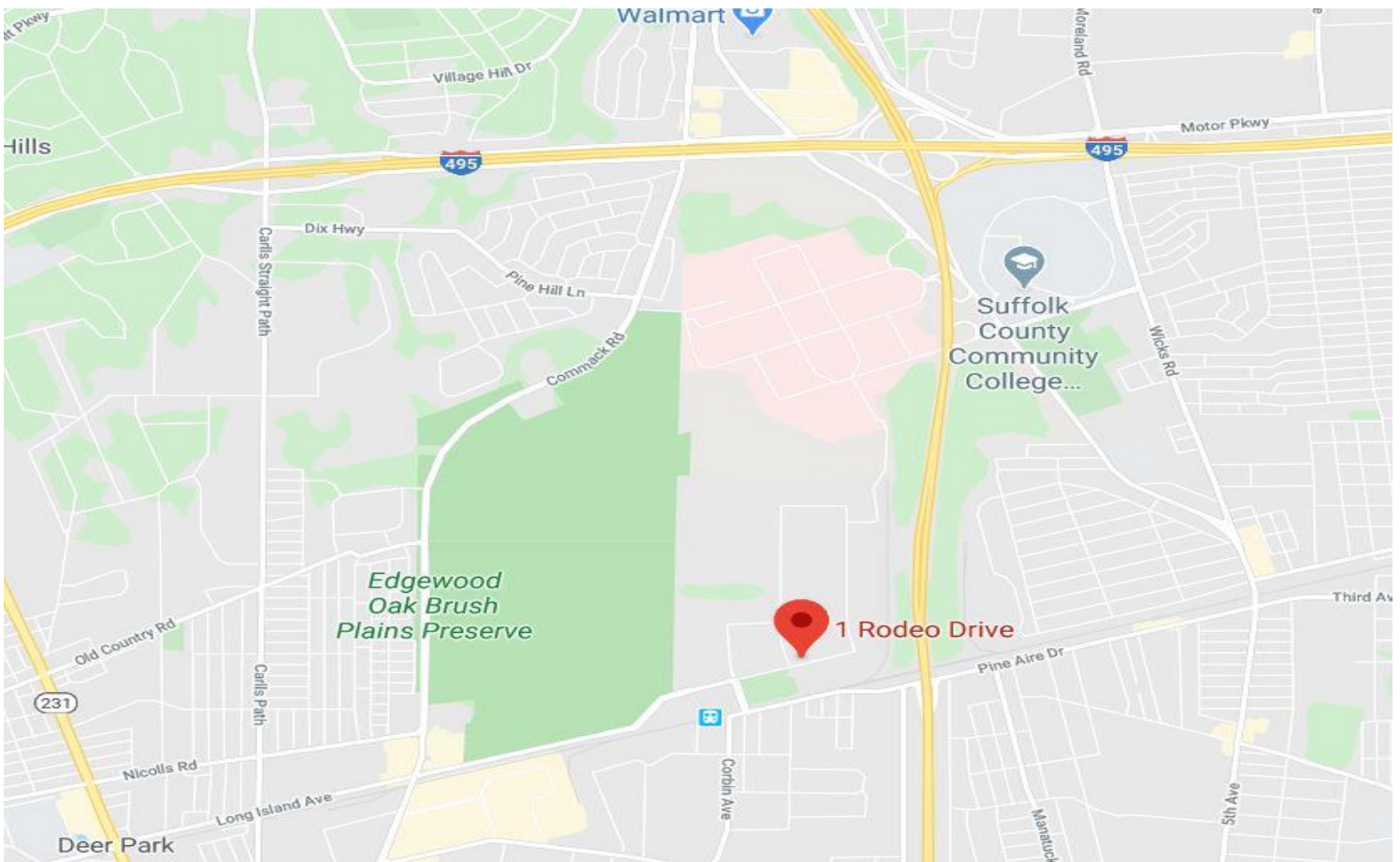
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