

**±66,034/SF Class A Warehouse & Distribution Space for Sublease  
120 Wilshire Blvd, Edgewood, NY**



- ❖ **+/-24'6" clear ceiling height under steel**
- ❖ **High density ESFR sprinkler system. In-rack sprinklers not required (for most uses)**
- ❖ **Fully racked (1 year old racking). Racking is available, price is negotiable**
- ❖ **14 loading docks with 8 dock levelers, 1 12' x 14' drive-in door**
- ❖ **+/-160 parking spaces (or 90 spaces + 30 spaces for 53' trailers)**
- ❖ **LED lighting**
- ❖ **4,628/sf refrigerated room, also suitable for non-refrigerated storage**

**Philip Shwom, SIOR, President, Licensed Real Estate Broker**  
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# Property Info

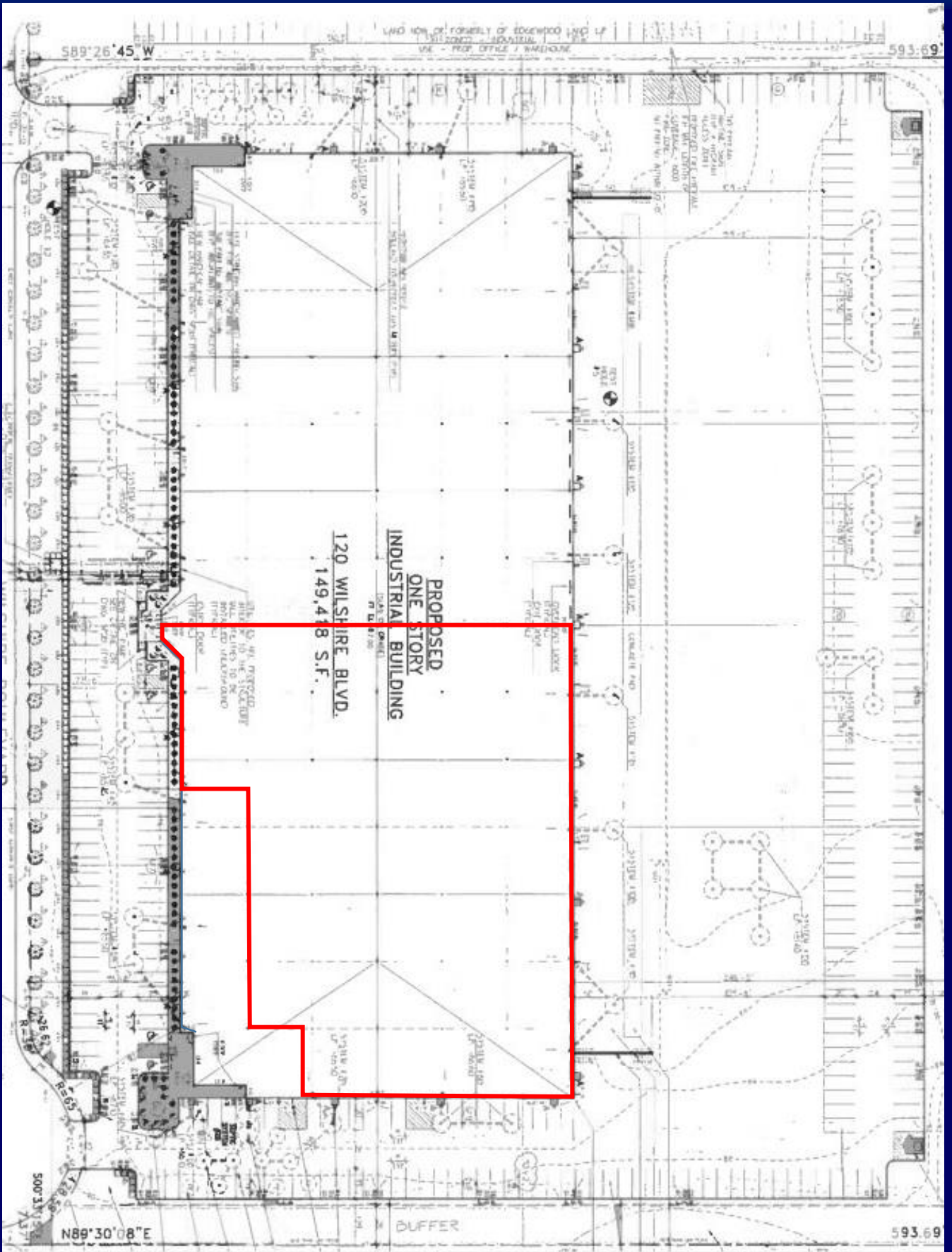
## Pricing & Lease info.

**Plot Size:** 2.62 acres  
**Office:** None  
**Ceiling Height:** +/-24'6" height under steel  
**Loading:** 14 loading docks / 1 drive-in  
**Power:** 1,200 amps @ 277/480 voltage  
**Sprinklers:** Fully sprinklered ESFR system  
**Heat:** Gas  
**Sanitary:** Septic  
**Parking:** +/-160 spaces (or 90 + 30 trailer)  
**Year Built:** 2013  
**Column Spacing:** ±40' x ±40'

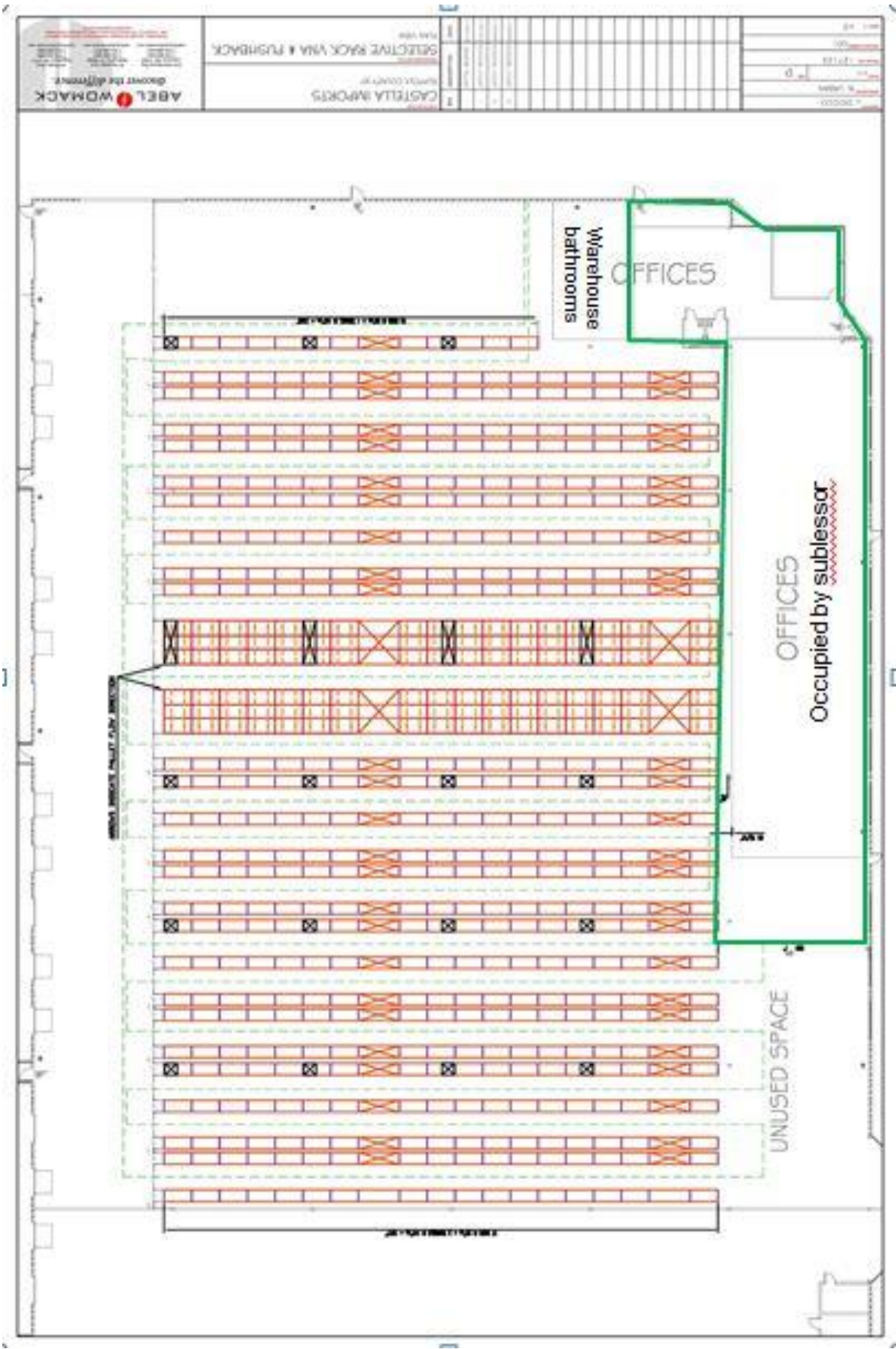
**Rental Price:** \$12.95/SF including taxes  
**CAM:** Estimated \$0.50/SF  
**Notes:** +/- 4,268/SF refrigerated room  
  
Narrow aisle racking can be made available  
  
Men's & women's ADA compliant bathrooms



# Site Plan



# Floor plan



# Map and Aerial Photo

