

**±75,000/SF Class A Warehouse & Distribution Space for Sublease
120 Wilshire Blvd, Edgewood, NY**



- ❖ +/-24'6" clear ceiling height under steel
- ❖ Class A 1 year old offices with glass walls and numerous other upgrades
- ❖ 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
- ❖ 200+ parking spaces. Room for forty+ 53' trailers
- ❖ LED lighting
- ❖ 4,628/sf refrigerated room, also suitable for non-refrigerated storage

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Property Info

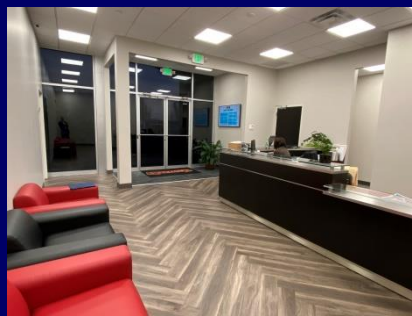
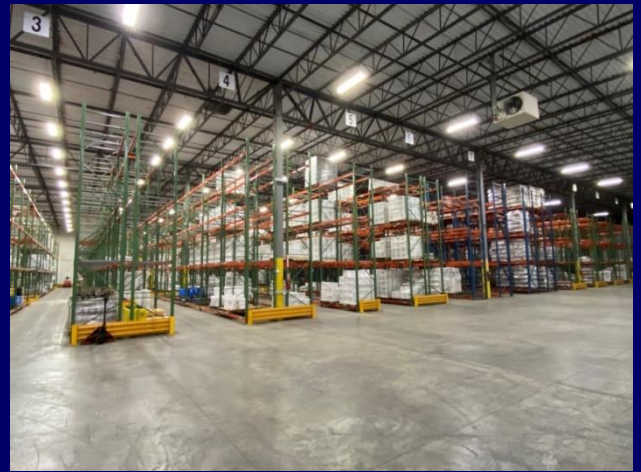
Pricing & Lease info.

Plot Size: 2.62 acres
Office: 8,561
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: 200+ (Up to 44 trailers spaces)
Year Built: 2013
Column Spacing: ±42' x ±42'6"

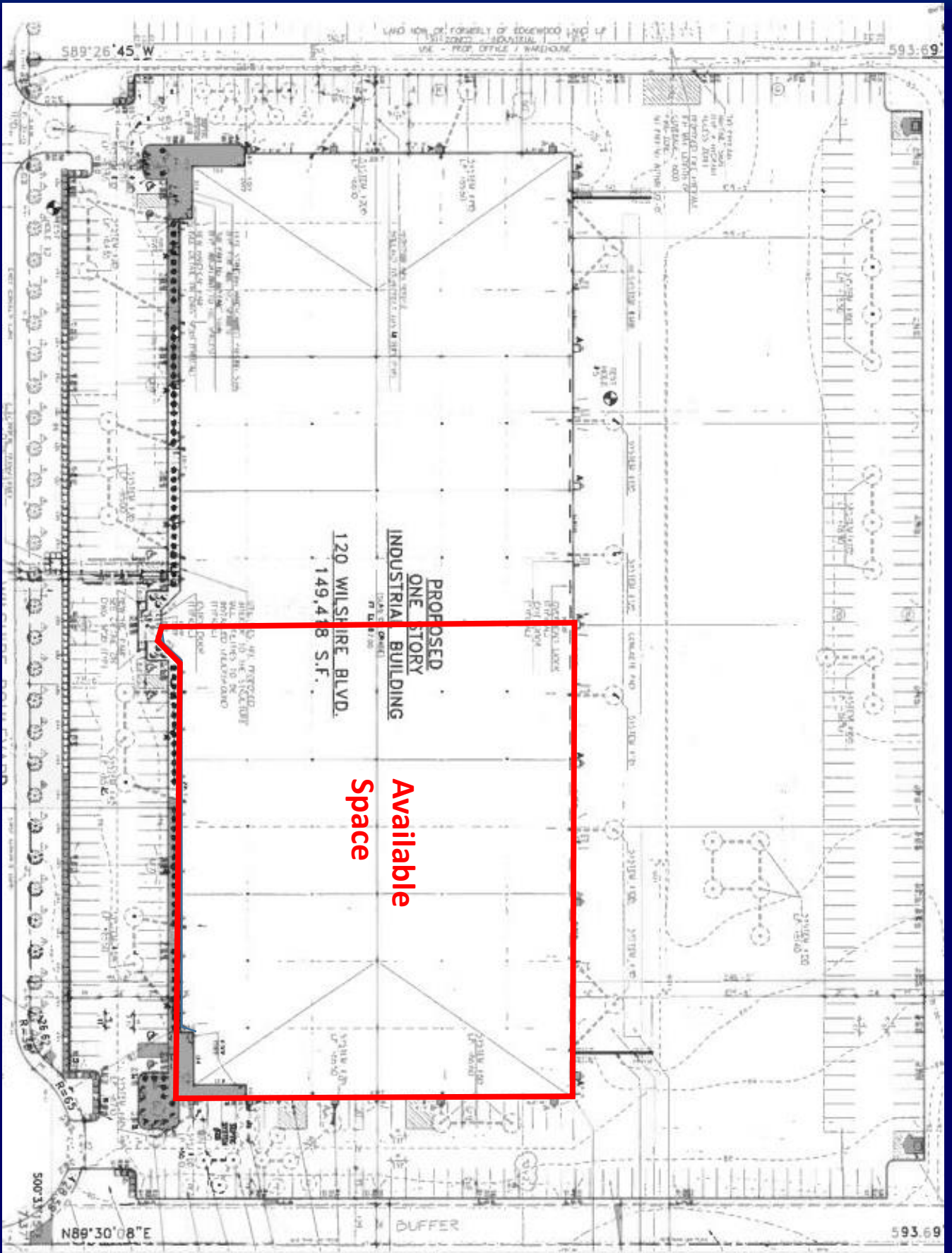
Rental Price: \$12.95/SF including taxes
Sublease term: 2/28/2033 (will consider less)
CAM: Estimated \$0.50/SF
Notes: +/- 4,268/SF refrigerated room

Narrow aisle racking can be made available

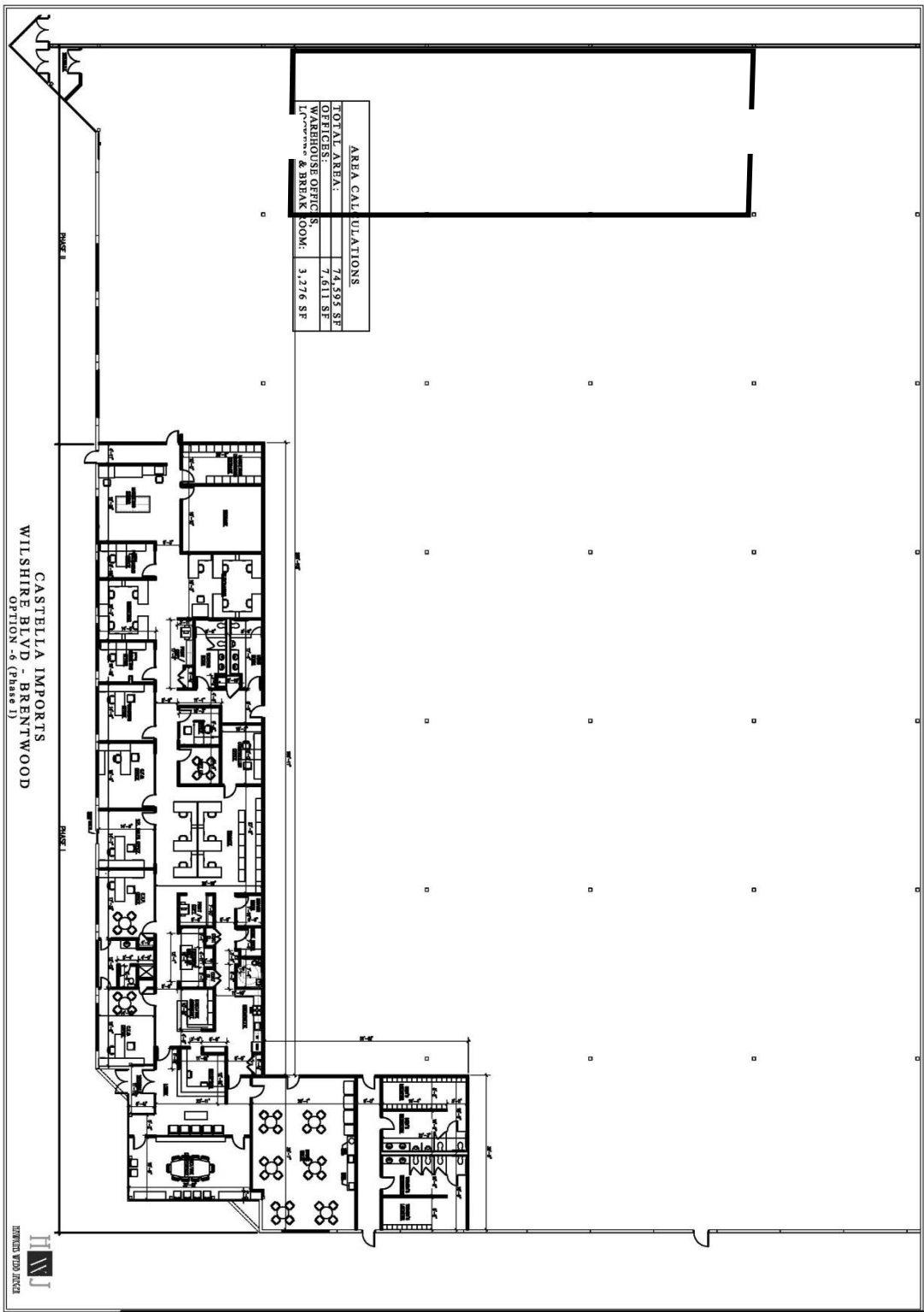
Men's & women's ADA compliant bathrooms



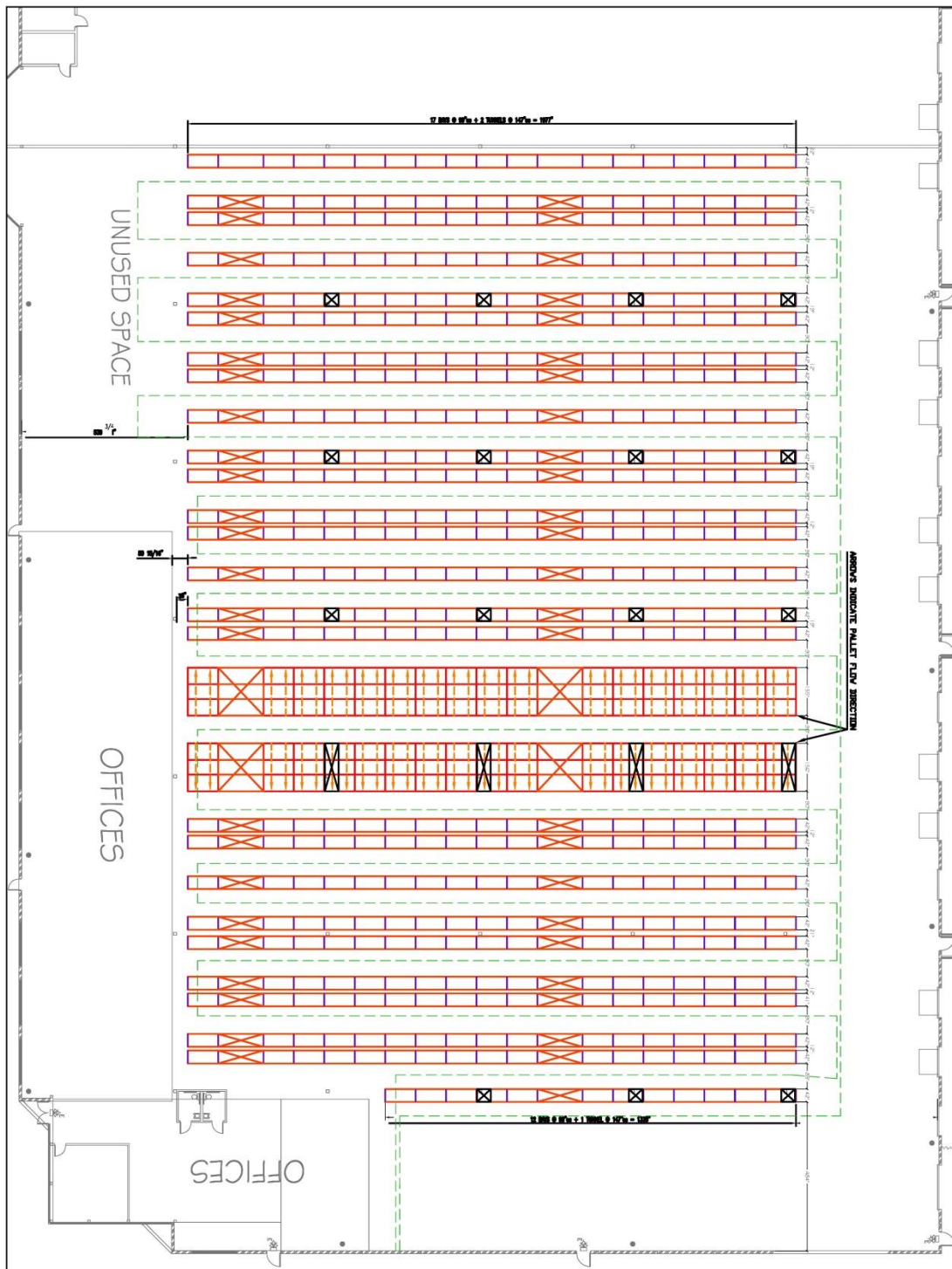
Site Plan



Floor plan



Racking Plan



DESIGNED BY	J. DICICCO
APPROVED BY	B. URBAN
DATE	12/1/23
PROJECT NO.	001
SCALE	1/8" = 1'-0"

NO.	DESCRIPTION	DATE	BY	CHKD.
1	SELECTIVE RACK VNA			
2	PUSHBACK			

CLIENT: CASTELLA IMPORTS
SUFFOLK COUNTY NY

PROJECT: SELECTIVE RACK VNA & PUSHBACK

PLAN VIEW

ABEL WOMACK
discover the difference.

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Map and Aerial Photo

