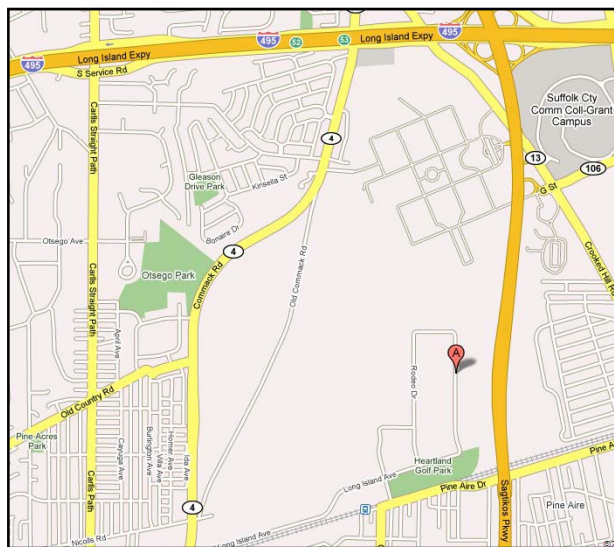




35,000 sq. ft. Immaculate Building For Sale

131 Heartland Blvd., Edgewood (Heartland Business Center)

Schacker Real Estate Corp.
www.schackerrealty.com



- Plot:** 3.0 acres
- Office space:** +/- 10,700 sq. ft. of Class A offices
- R&D Space:** 20,000 sq. ft.
- Height:** 22' under steel
- Column Span:** 25' x 40'
- Loading:** 3 docks w/levelers
1 drive-in door
- Power:** 1200 amps
- A/C:** FULL
- Parking:** 116 spaces with expansion capacity
- Year built:** 1987
- Amenities:** Cafeteria, prestigious business park
- Annual Taxes:** \$76,480 (2010-2011)
\$2.19 per sq. ft.

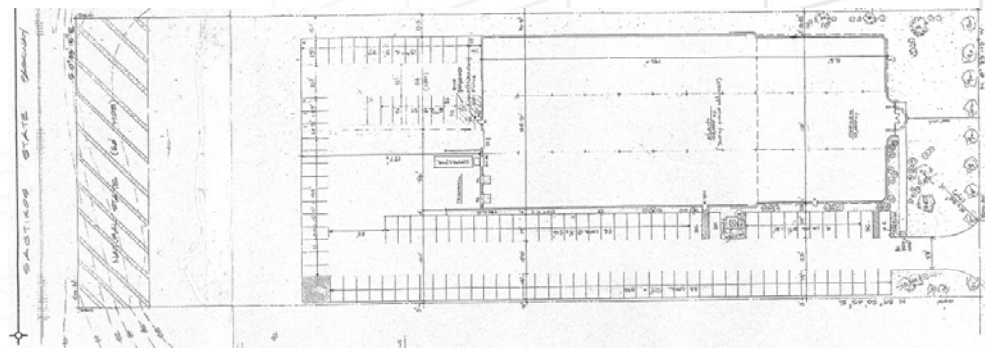
Sale price: \$3,600,000
(\$102.86/sq. ft.)

Contact: Schacker Realty 631-293-3700

*All information is subject to errors, omissions, modification, and withdrawal.
Information is from sources deemed to be reliable but should not be relied upon without independent verification.*



131 Heartland Blvd., Edgewood, NY



Private office



Main R&D Area



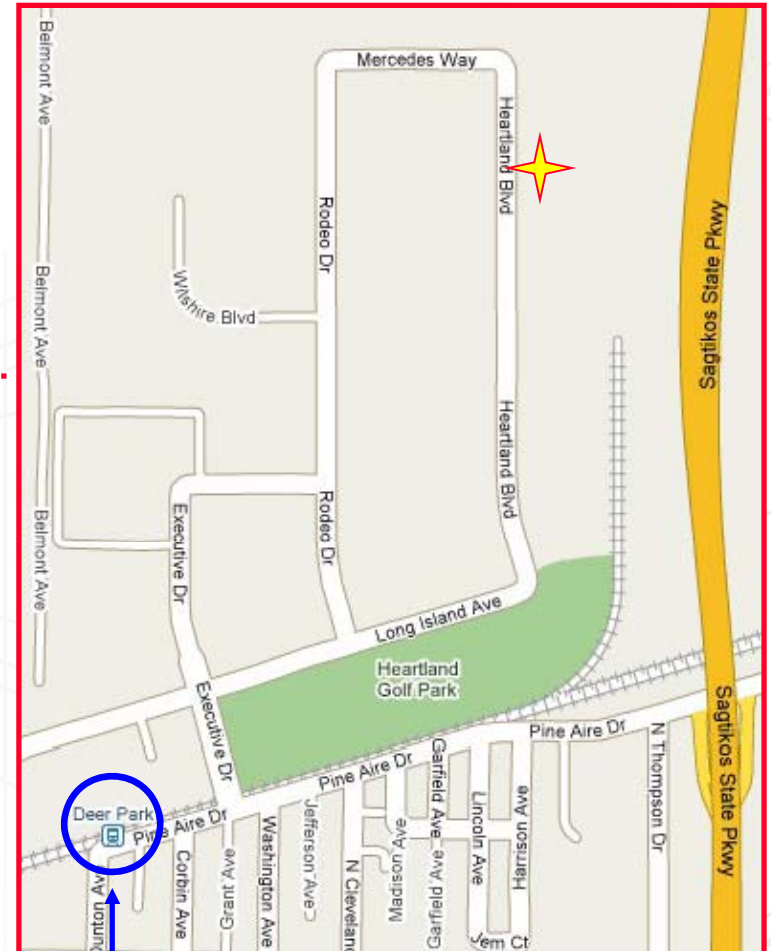
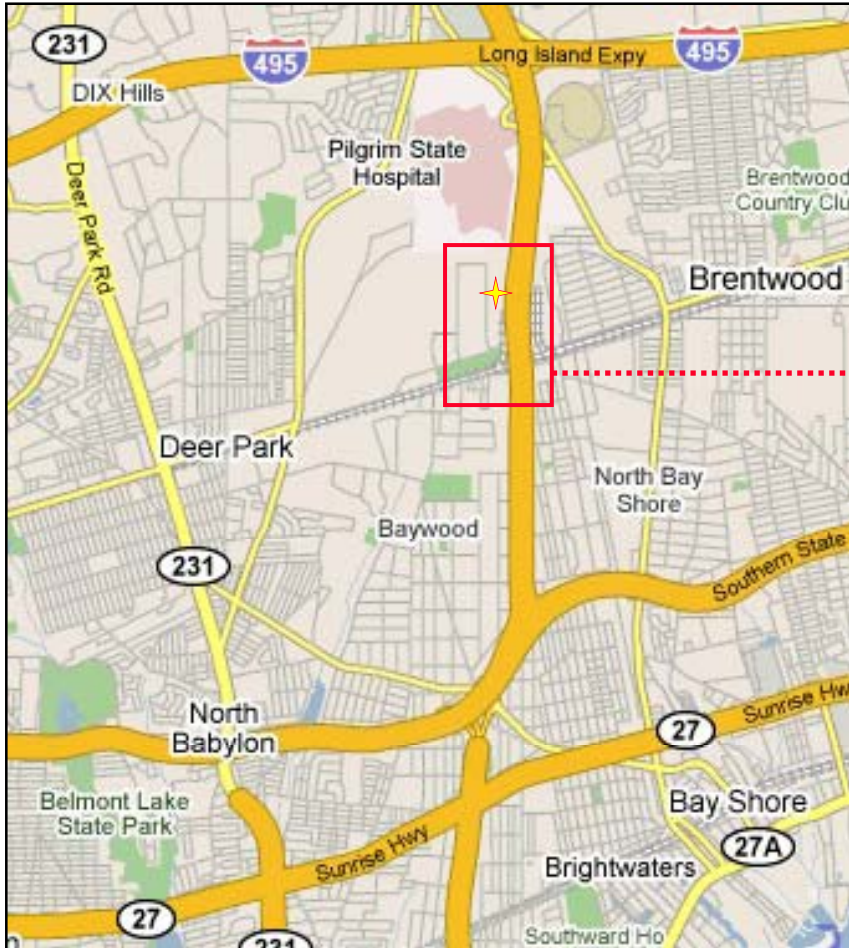
Additional R&D Area



131 Heartland Blvd., Edgewood, NY Geographical Maps

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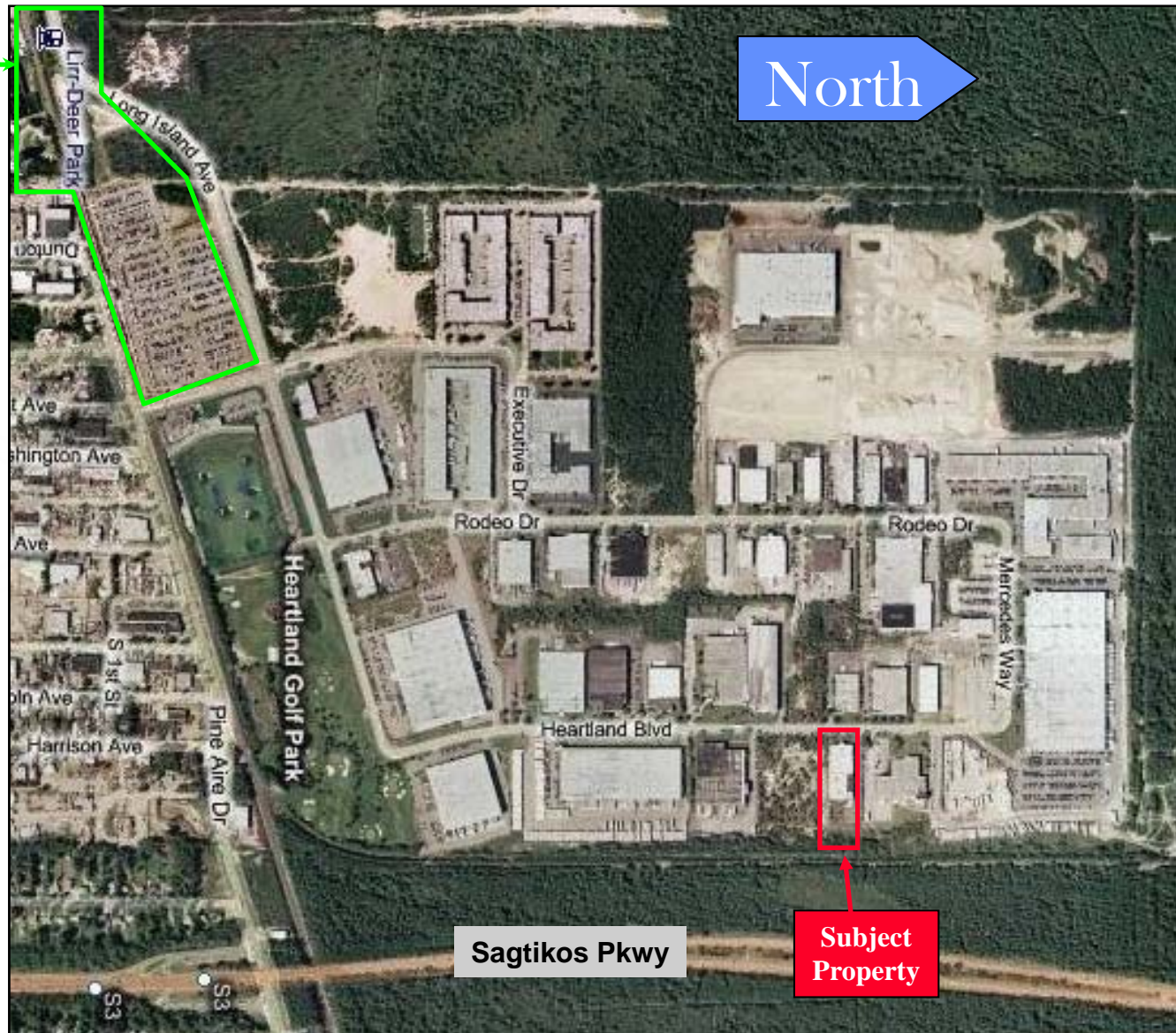
Deer Park
LIRR



131 Heartland Blvd., Edgewood, NY Aerial Views

Schacker Real Estate Corp.

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Deer Park
LIRR

North

Sagtikos Pkwy

Subject
Property