

**±24,000/SF Industrial/Office Trophy Building for Lease  
1 Rodeo Dr., Edgewood, NY**



- ❖ Free standing building on expandable 4 acre lot
- ❖ Beautiful and distinctive architecture with upgraded office finishes
- ❖ Fully air conditioned
- ❖ Excellent parking (4:1 ratio plus additional land to expand or create more parking)
- ❖ 2 loading docks + 1 Drive-in door
- ❖ Located in prestigious Heartland Business Center; 5 minute walk to Deer Park LIRR station
- ❖ Designed as a manufacturing facility with ±50% conventional office space, the current tenant uses some of the industrial space as “flex” open ceiling, loft style office space. This area of the building has the flexibility for use in industrial, R&D, or office applications.

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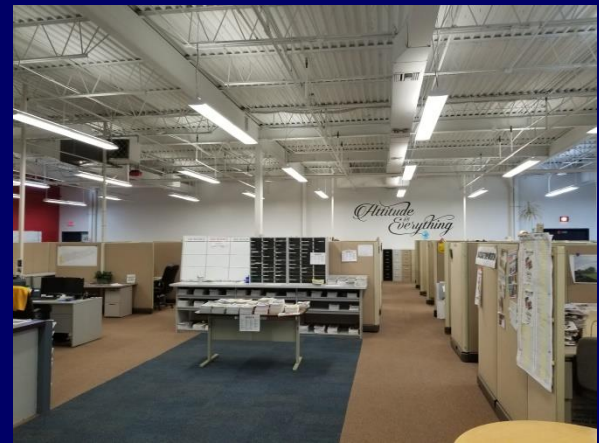
**[www.schackerrealty.com](http://www.schackerrealty.com)**

# Property Info

Plot Size: 4 acres  
Office: ±50%  
R&D: 30%  
Ceiling Height: ±15' under steel  
Loading: 2 loading docks, 1 Drive in door  
Power: 2,000 amps  
Sprinklers: Fully  
A/C: Full A/C  
Heat: Gas  
Column spacing: varied  
Sanitary: Septic  
Parking: 100+ spaces  
Year Built: 1980's

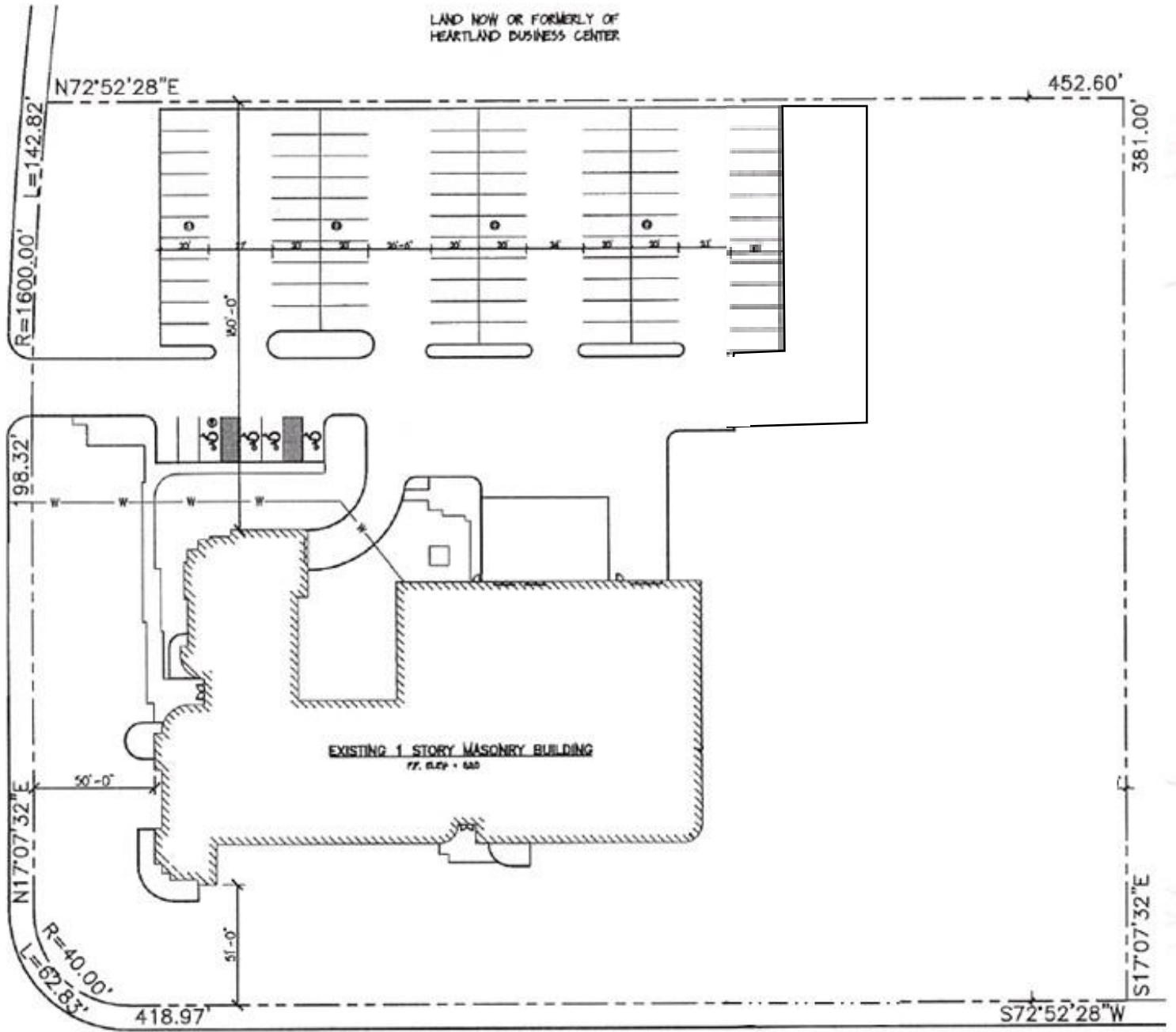
## Pricing & Lease info.

Rental price: \$12.00/SF net  
'19/'20 taxes: \$107,409.25 (\$4.48/SF unabated)  
Tax abatement  
And reduction: Taxes are being grieved. An abatement is available to qualified tenants thru the Town of Islip IDA  
Occupancy: 12/01/2020



RODEO DRIVE

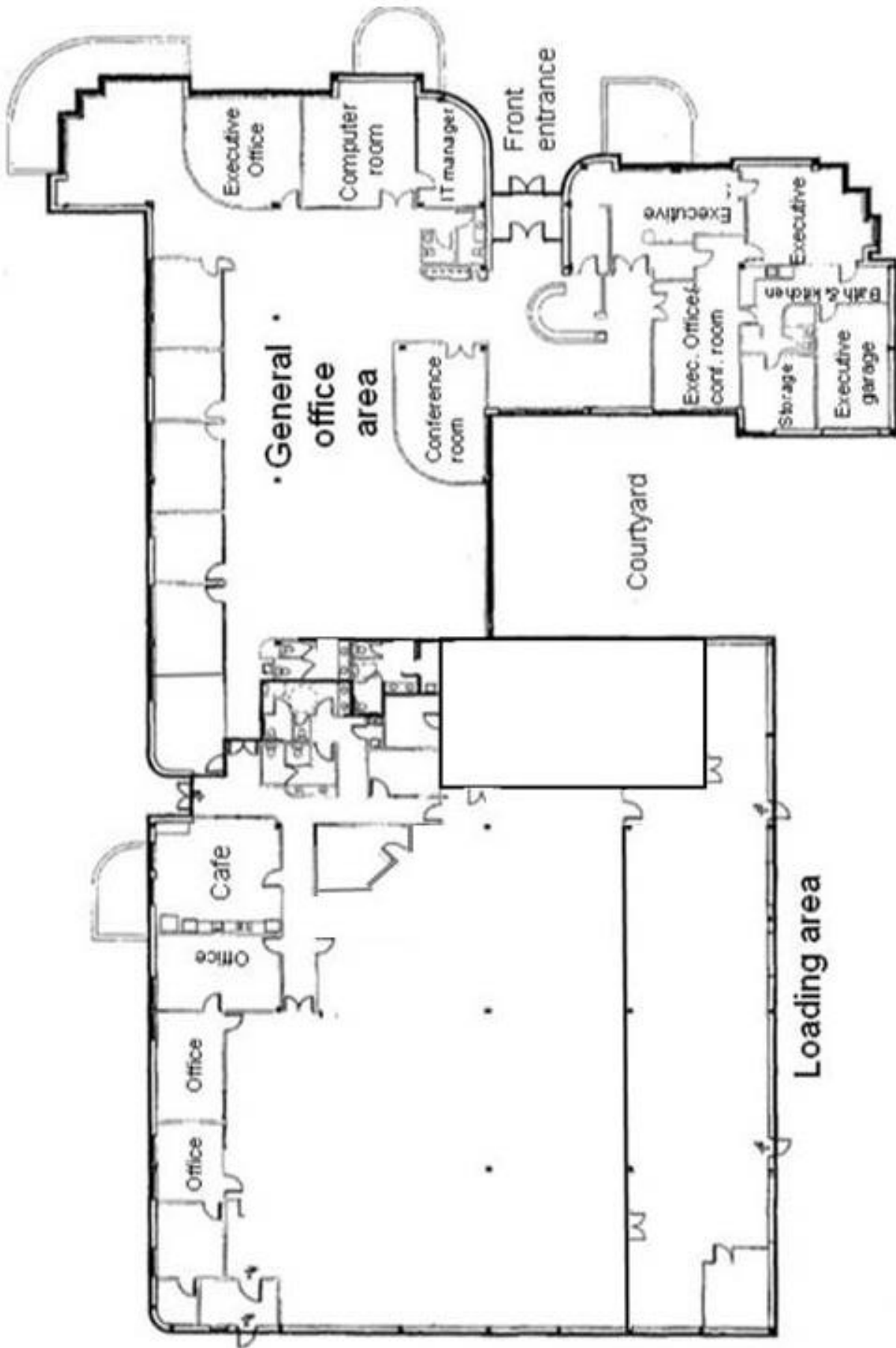
LAND NOW OR FORMERLY OF  
HEARTLAND BUSINESS CENTER



Long Island Avenue



# Floor plan



# Maps and aerial photo

