

**±24,000/SF Industrial/Office Trophy Building
for Lease or Sublease**

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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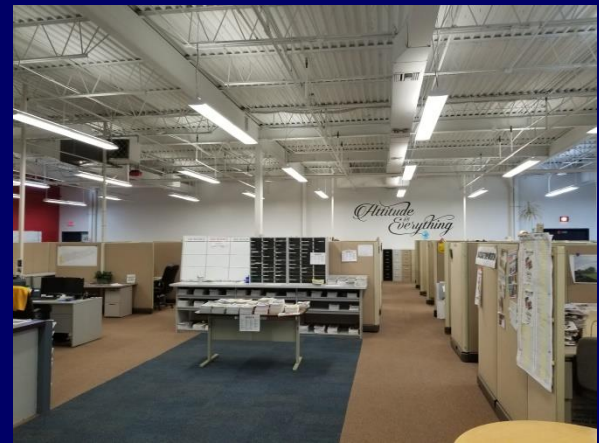
www.schackerrealty.com

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

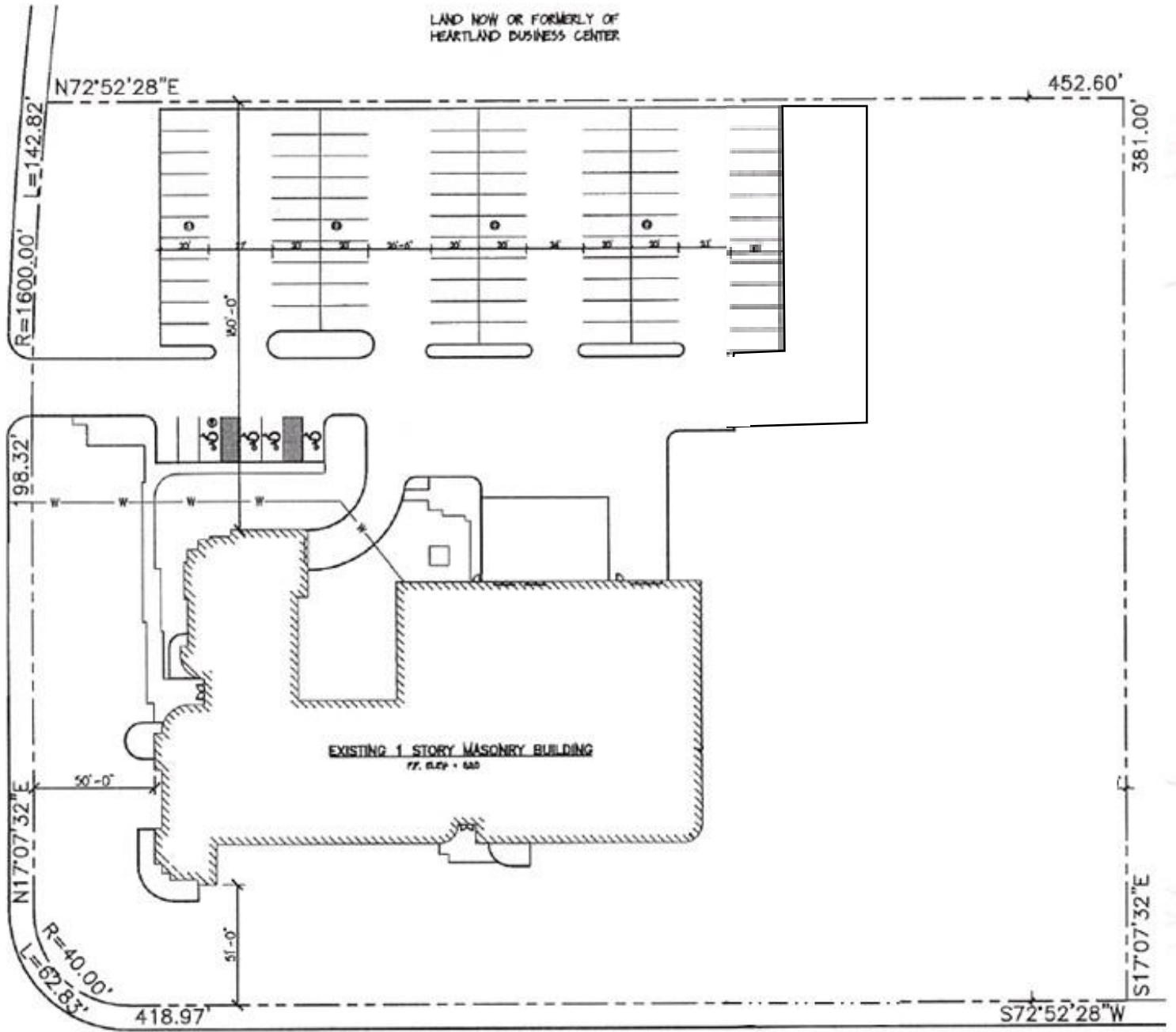
Pricing & Lease info.

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



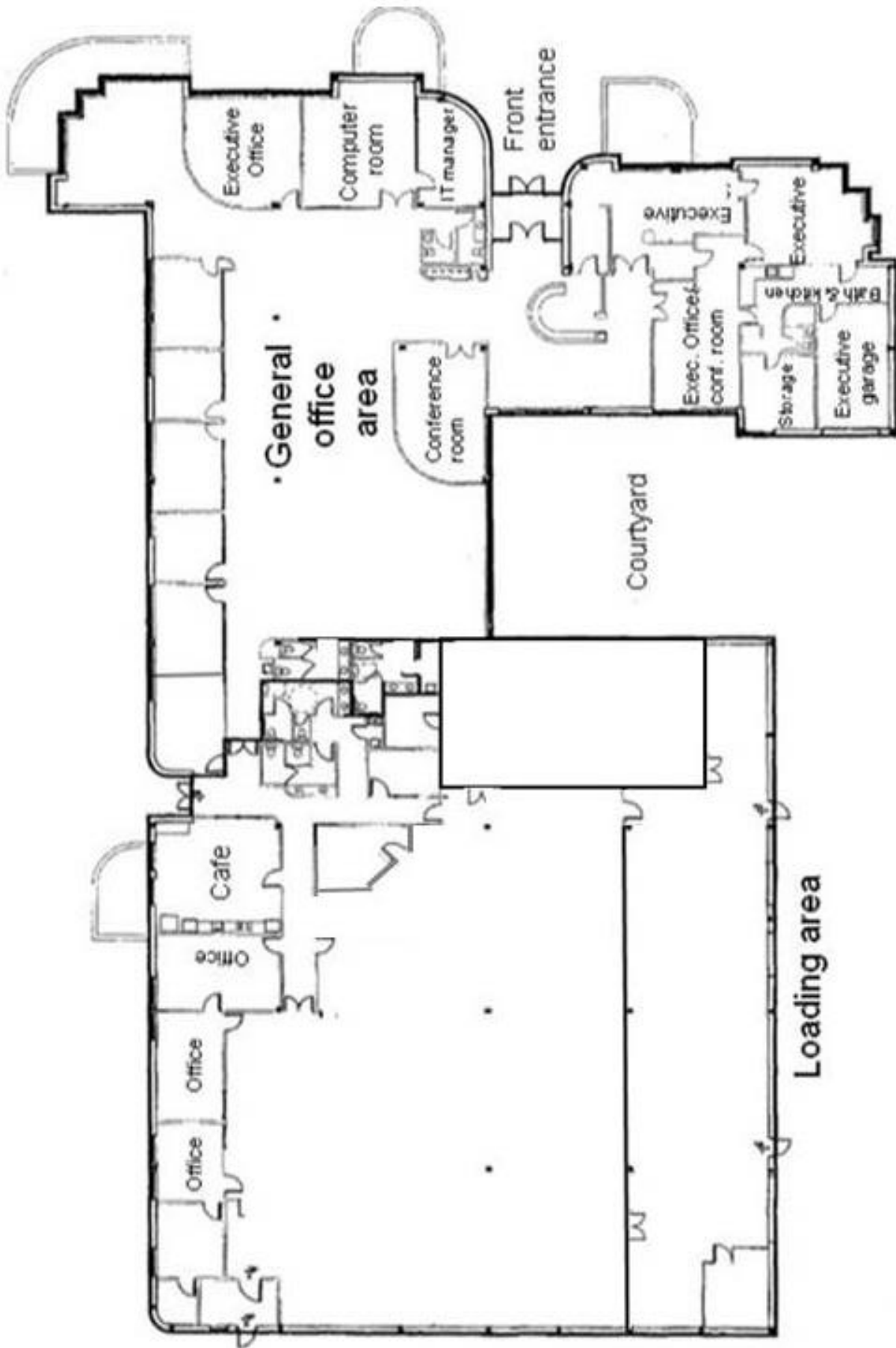
RODEO DRIVE

LAND NOW OR FORMERLY OF
HEARTLAND BUSINESS CENTER



Long Island Avenue

Floor plan



Maps and aerial photo

