

**±24,000 SF Office/Flex/Industrial For Lease**  
**1 Rodeo Dr., Edgewood, NY 11717**



**Specifications:**

Building Size: ± 24, 000/sf  
Lot Size: ± 2.54 acres  
Office space: ± 50%  
Ceiling height: ± 14'.6" Under Steel.  
Loading: 2 docks, 1 drive-in  
Power: ± 2,000 amps @ 120/208 v.  
A/C: Fully air conditioned  
Heat: Gas  
Column Span: Good  
Sprinklers: Yes  
Parking: 96 + additional land

**Pricing & timing:**

Occupancy: 30 Days  
Lease Price: \$14.75/sf Net  
24'/25' Taxes: \$94,233.75  
(\$3.93/sf w/o abatement)

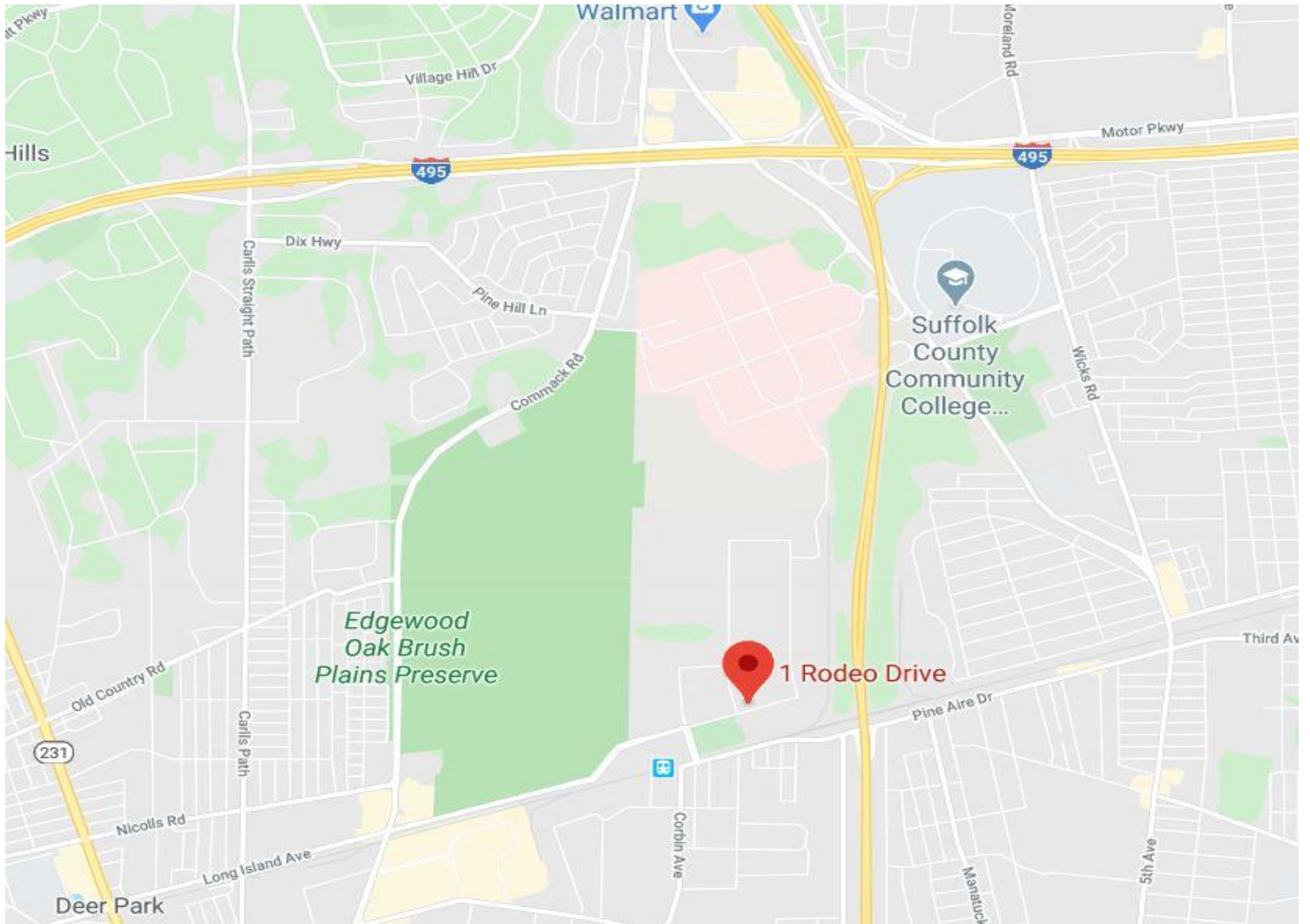
**Features & Highlights:**

- Beautiful freestanding building
- LED lighting, epoxy floors throughout warehouse/production area
- High end finishes throughout
- 1 block to Deer Park LIRR Excellent parking (4:1 ratio)



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Philip Shwom, SIOR, CCIM, President Licensed Real Estate Broker 631-786-4422 [ps@srealty.com](mailto:ps@srealty.com)  
Jeffrey Horn, Licensed Real Estate Broker 516-459-8906 [jhorn@srealty.com](mailto:jhorn@srealty.com)  
Schacker Realty, 48 S Service Rd, Suite 103, Melville, NY 11747 631-293-3700 [www.schackerrealty.com](http://www.schackerrealty.com)



