

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



**Specifications:**

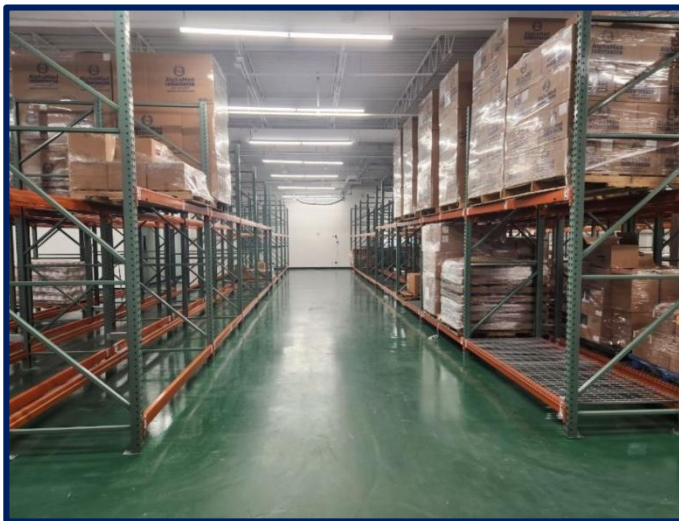
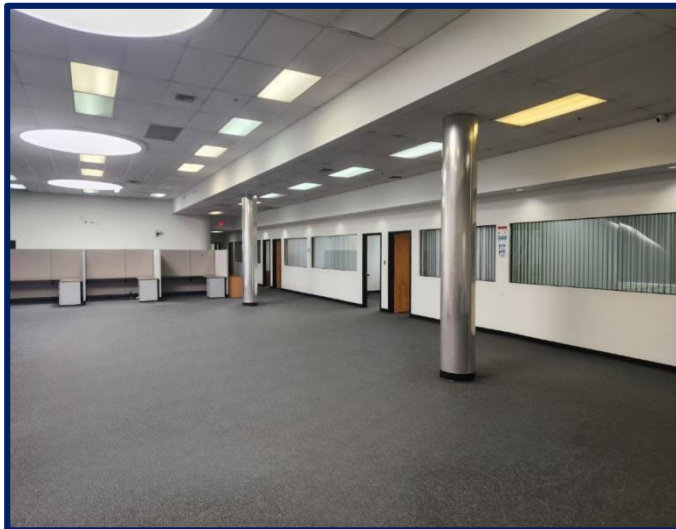
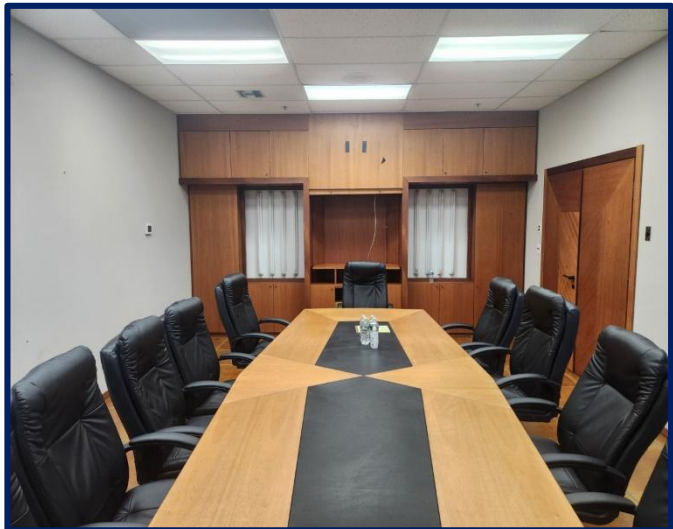
|                 |                          |
|-----------------|--------------------------|
| Building Size:  | ± 24, 000/sf             |
| Lot Size:       | ± 2.54 acres             |
| Office space:   | ± 50%                    |
| Ceiling height: | ± 14'.6" Under Steel.    |
| Loading:        | 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:     | Immediately                              |
| Lease Price:   | \$14.75/sf Net                           |
| 24'/25' Taxes: | \$94,233.75<br>(\$3.93/sf w/o abatement) |

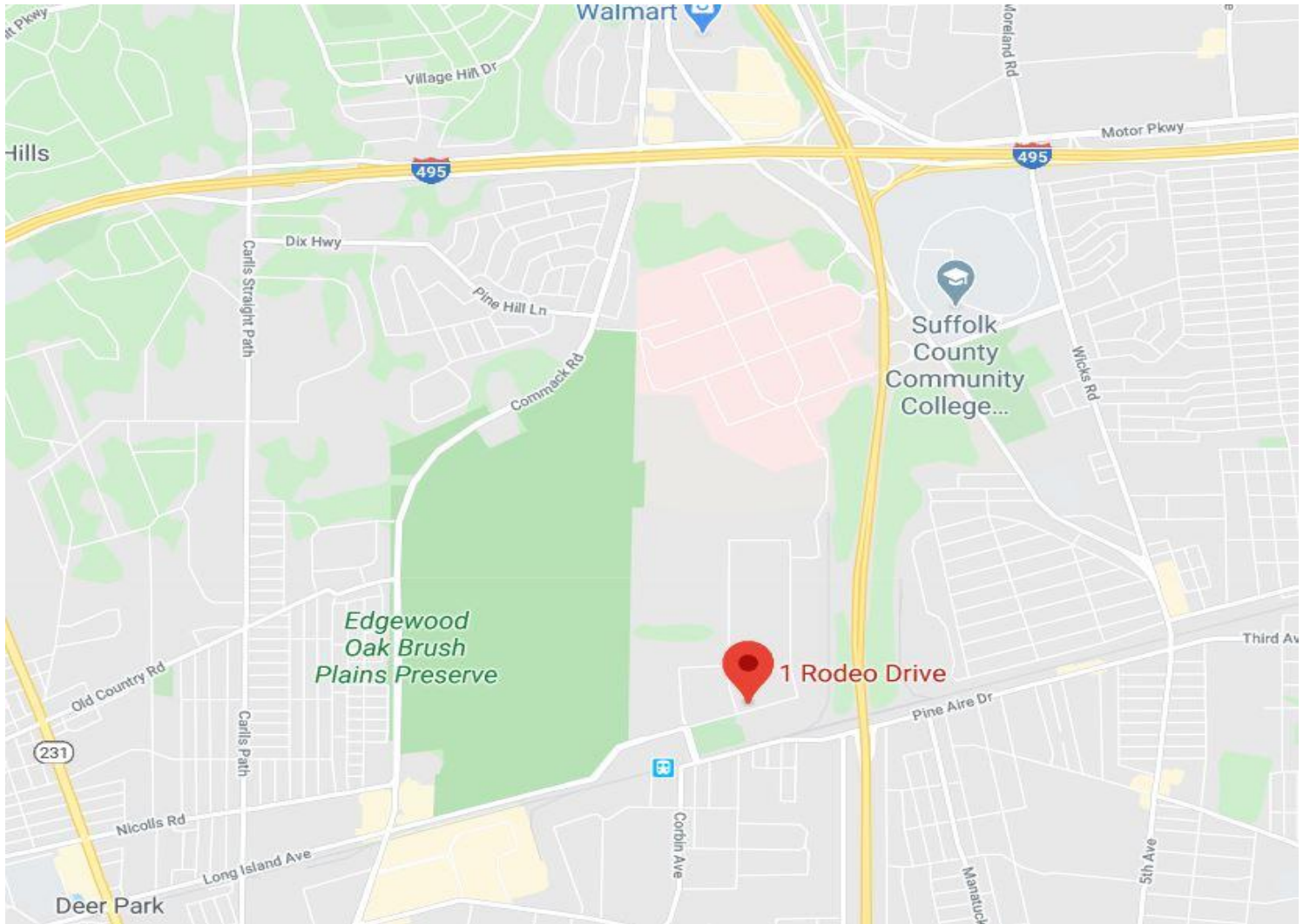
**Features & Highlights:**

- 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)



# SR

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