

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



**Specifications:**

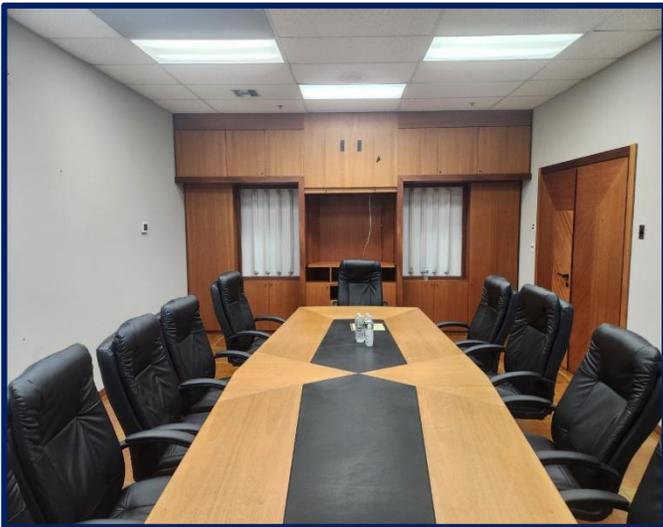
Building Size:	± 24, 000/sf
Lot Size:	± 2.54 acres
Office space:	± 30% - 50%
Ceiling height:	± 14'.6" Under Steel.
Loading:	2 docks, 1 drive-in
Power:	± 2,000 amps @ 120/208 v
A/C:	Fully air conditioned
Heat:	Gas
Column Span:	Good
Sprinklers:	Yes
Parking:	81 vehicles

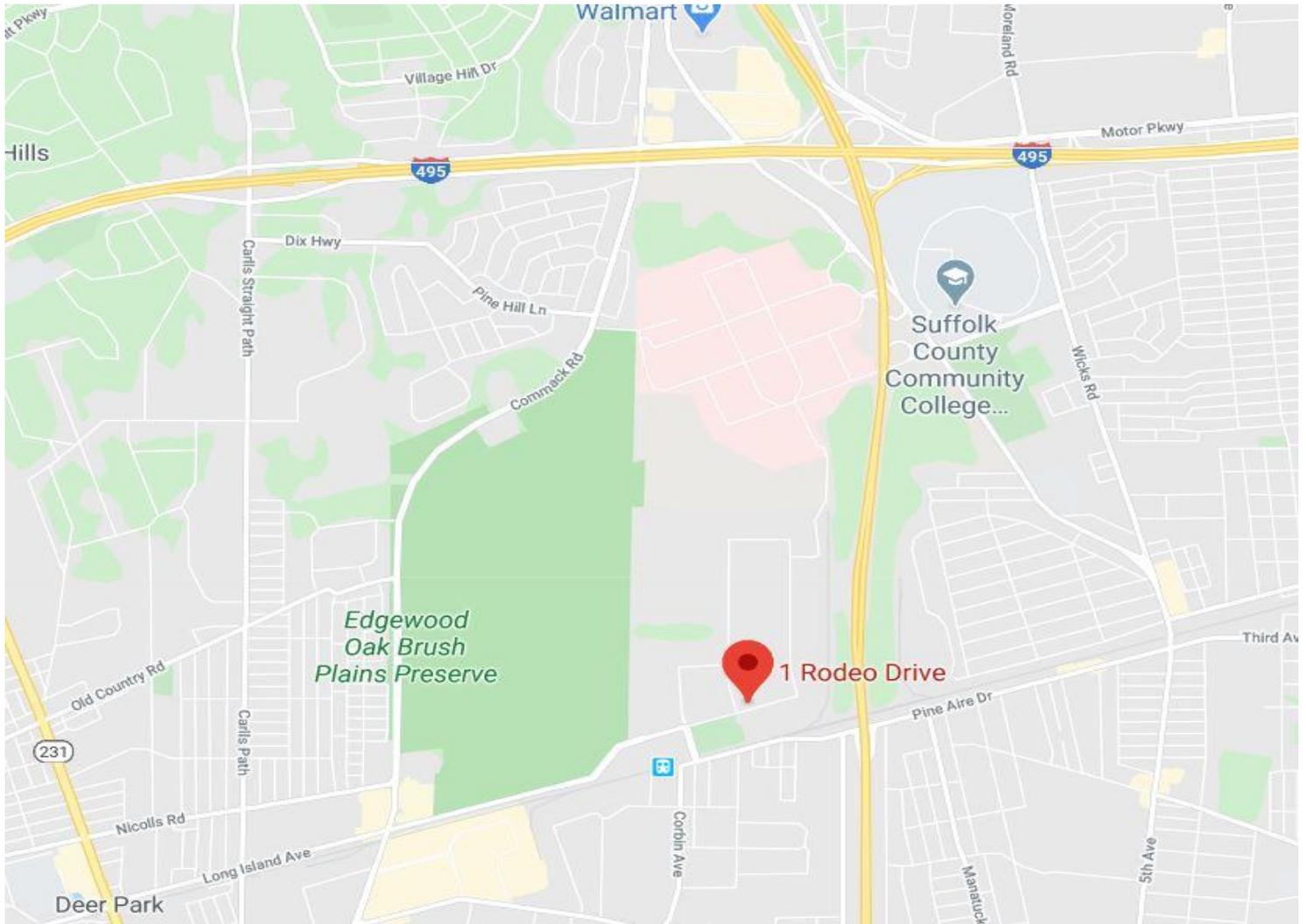
**Pricing & timing:**

Occupancy:	30 Days
Lease Price:	\$14.75/sf Net
25'/26' Taxes:	\$92,522.40 (\$3.86/sf)

**Features & Highlights:**

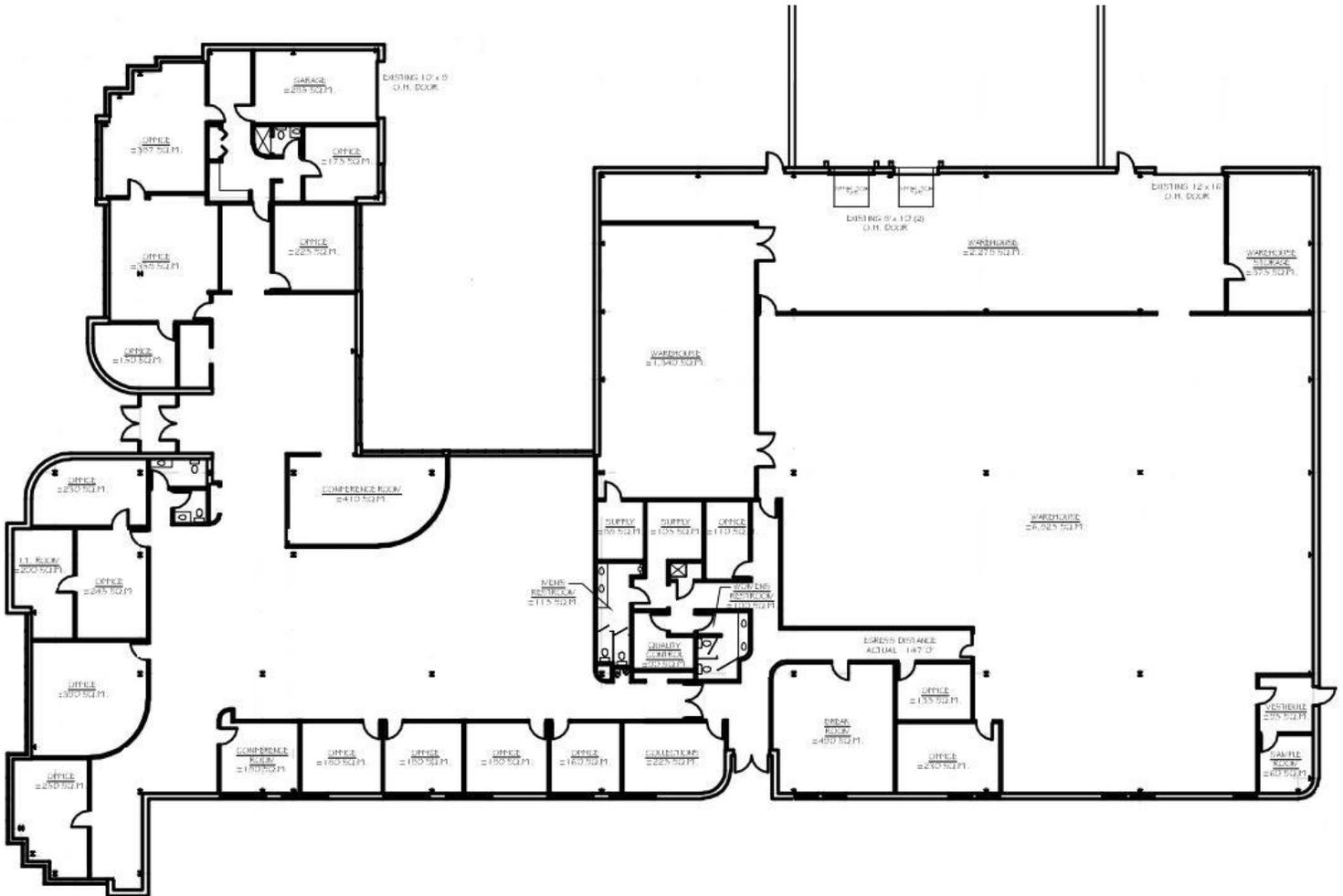
- Beautiful freestanding building
- LED lighting, epoxy floors throughout warehouse/production area
- High end finishes throughout
- 1 block to Deer Park LIRR
- Landlord will consider reducing the office space to +/- 30%





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