

For Lease ~ "High End" Industrial Building
50 Heartland Blvd
Edgewood, NY 11717

METRO
REALTY SERVICES LLC



Building Size: 75,000 sf
Lot Size: 6.56 acres
Offices: 15,000 sf Air Conditioned
Ceiling Height: 18'
Drive-ins: 2
Docks: 2
Heat: Gas
Sprinklered: Yes
Power: 2000 amps
Taxes: \$189,271.80 (\$2.52 psf)

Comments:

- ◆ Expandable to 100,000 sf
- ◆ Zoned Industrial 1 – Town of Ilsep
- ◆ Walk to Deer Park LIRR Station

For further information or to arrange an inspection of this property please contact "Exclusive Agent":

Mark Timone, Licensed Real Estate Broker
Managing Partner
(631) 770-0700 ext. 6361
mark@metrorealtyservices.com

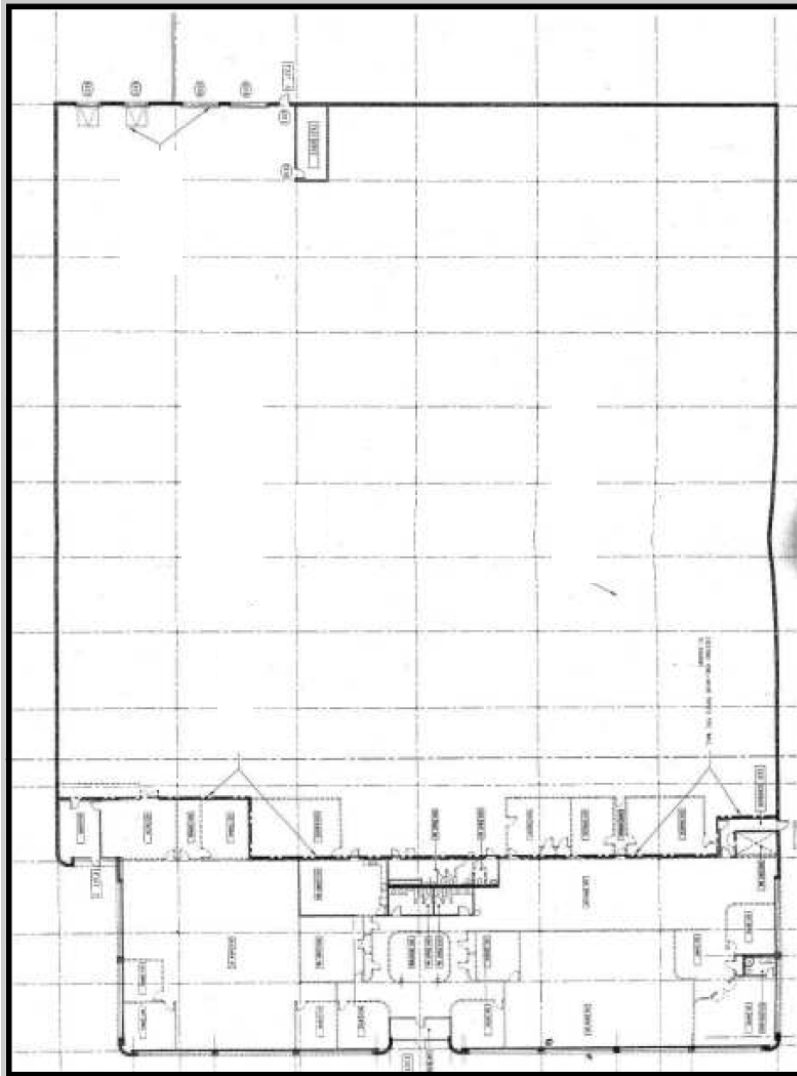
Competitive Rent

All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All areas and dimensions are approximate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available.

Metro Realty Services, LLC
1111 Broadhollow Road, Suite 222, Farmingdale, NY 11735
T (631) 770-0700 ~ F (631) 770-0710
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Building Plan



Aerial

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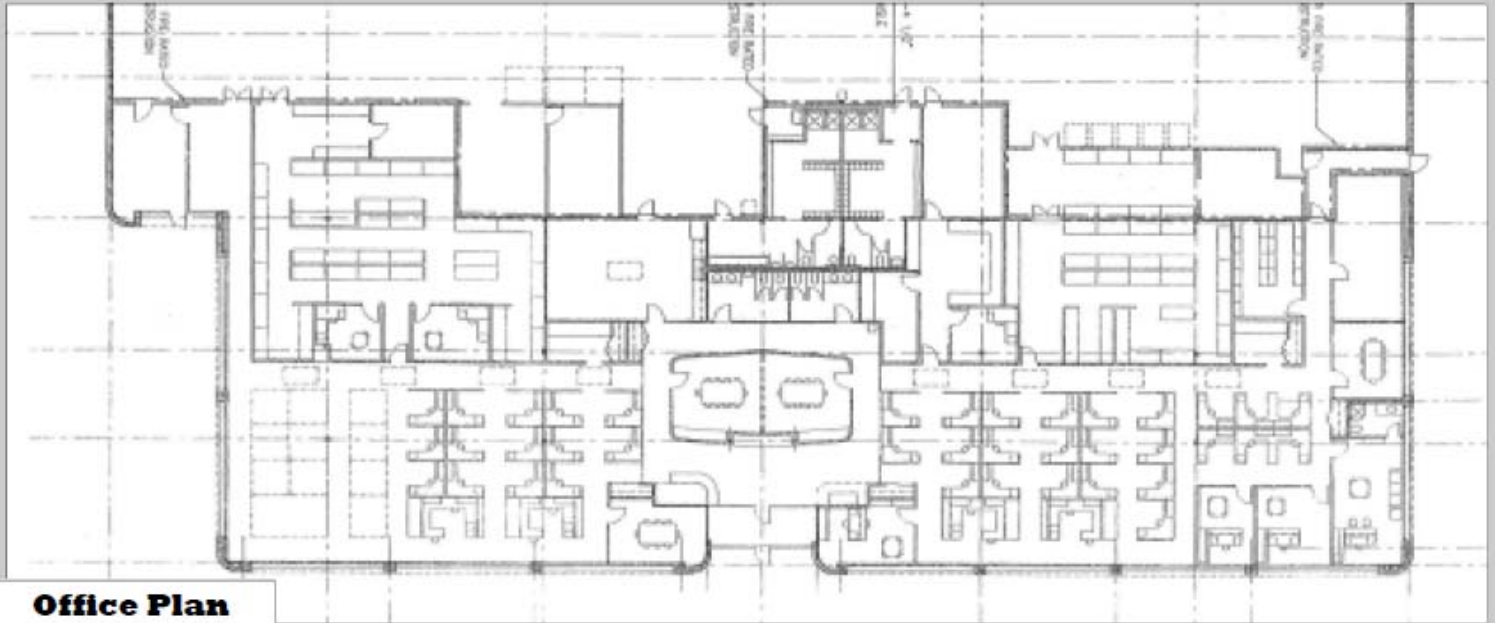
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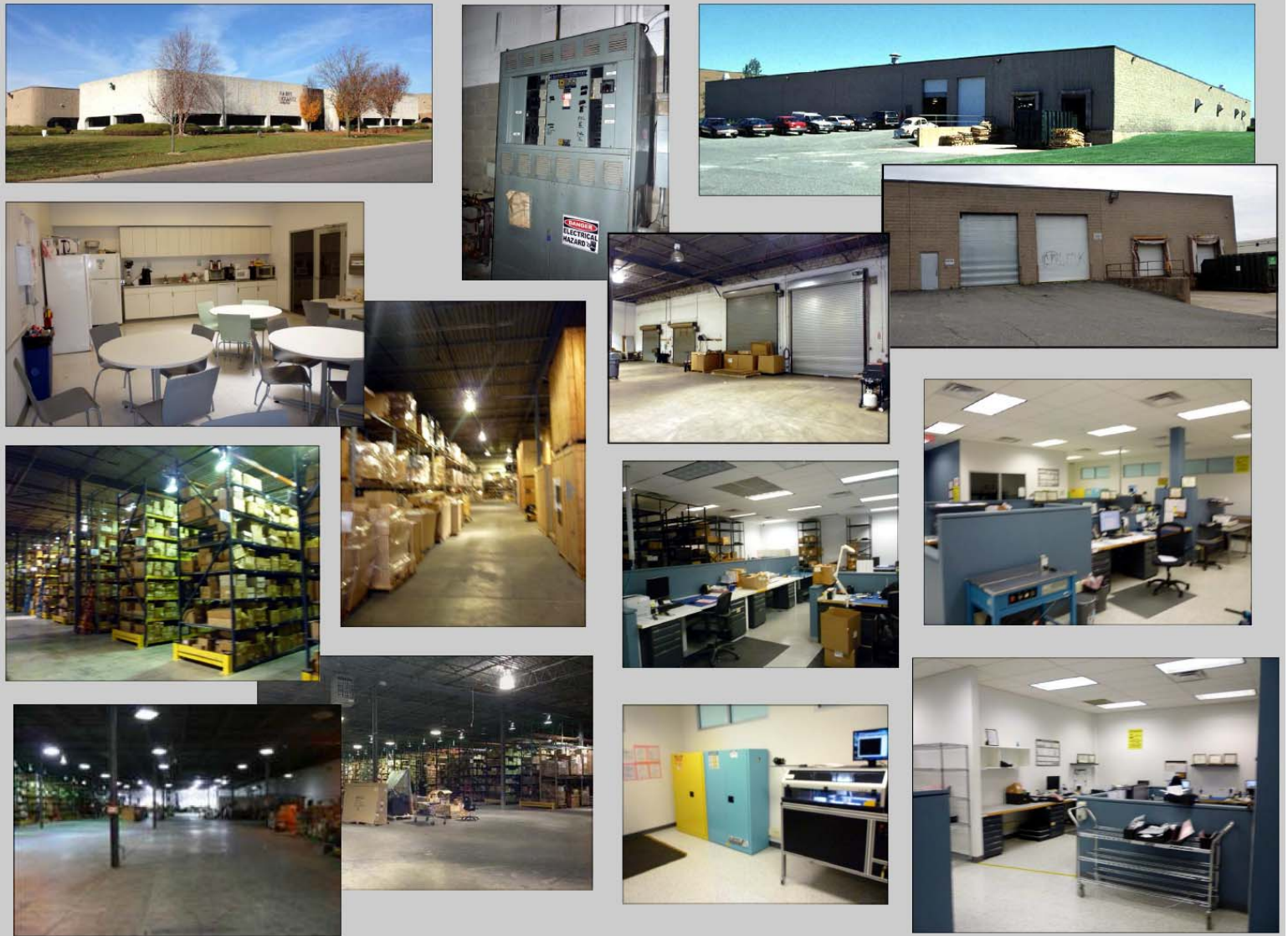
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