

HELMSLEY SPEAR

Established 1866

PRIME INDUSTRIAL SUBLEASE

19' Ceilings (Under Steel)

51 Rodeo Drive, Edgewood, NY

Heartland Business Center



Building Size:	40,000 SF
Available Space:	±20,000 SF (potential to expand square footage)
Lot Size:	2.63 Acres
Ceiling Height:	19' Clear-under steel
Loading:	2 Docks, 2 Overhead doors
Sublease Term:	Thru 3/31/2034 (longer term is available)

For Further Information and Inspection:

MICHAEL BARUCH

Lic. Associate Broker

516.203.8150

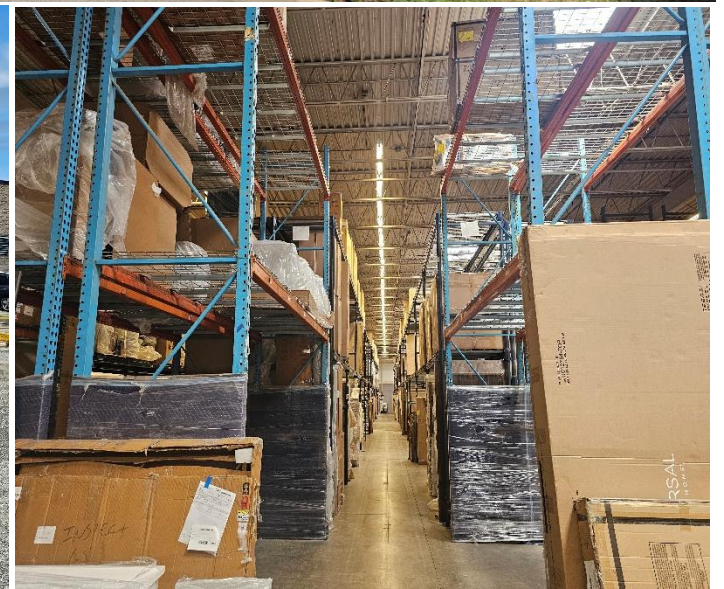
mbaruch@HelmsleySpear.com

HELMSLEY SPEAR OF LONG ISLAND

666 Old Country Rd, Suite 602, Garden City, New York 11530

Tel 516.203.8100

The foregoing is based on information obtained by HS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

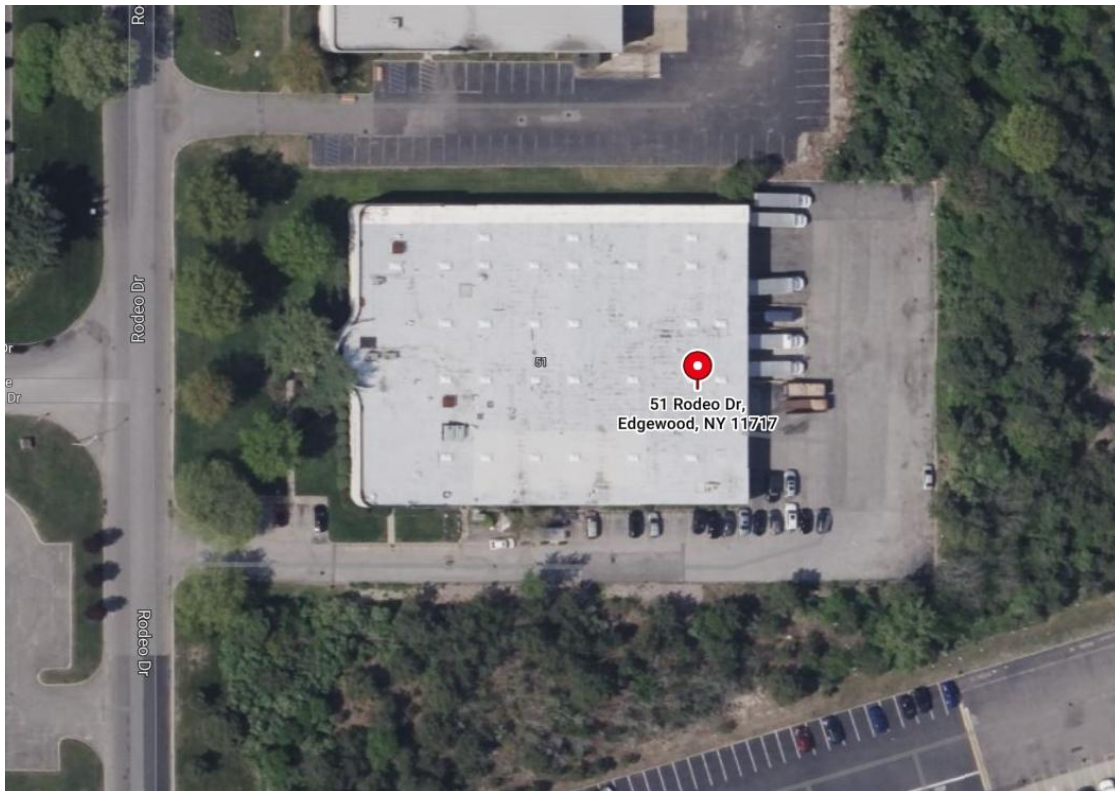
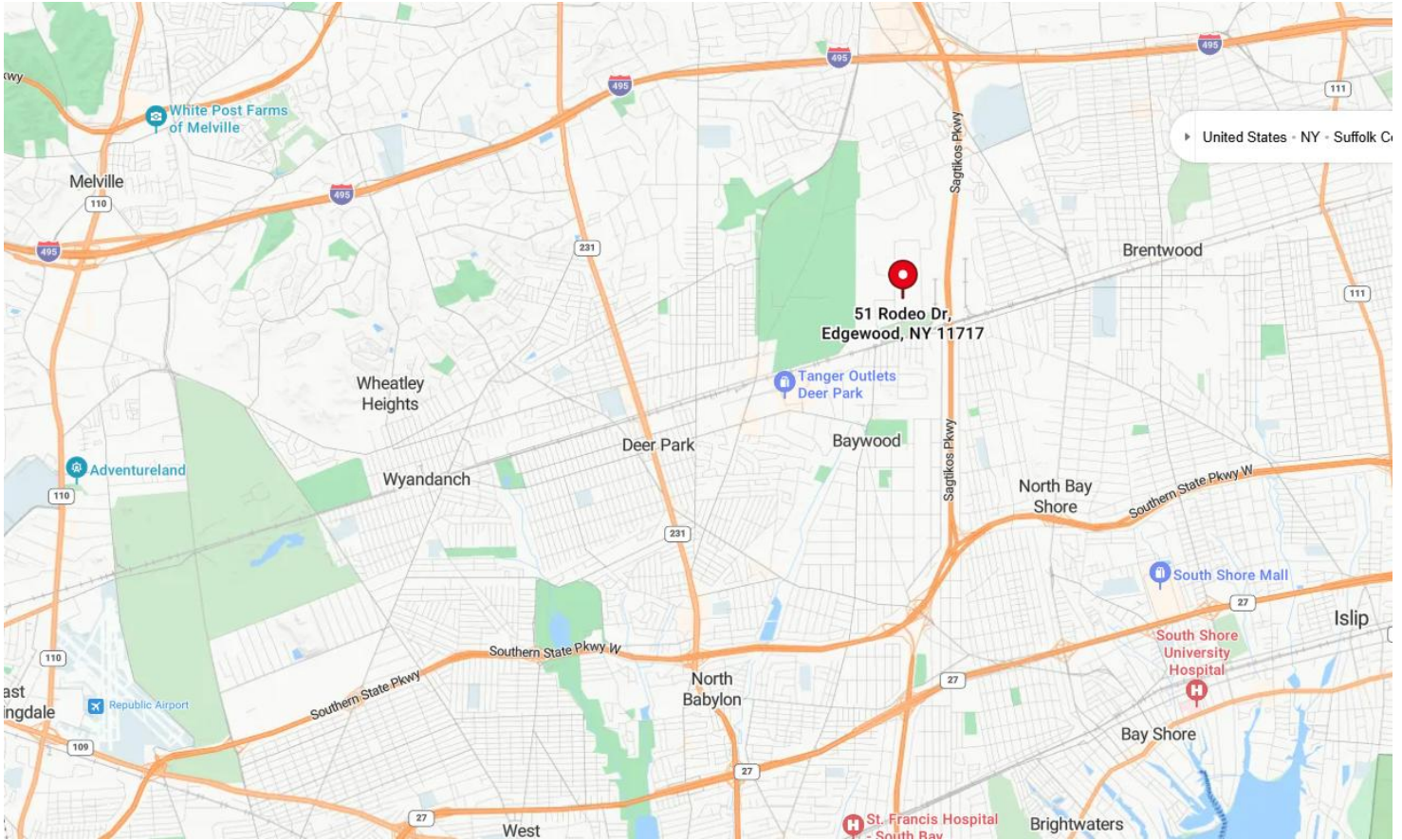


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