

Property Alert!

Innovative Solutions for the Retail Industry



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Bankruptcy Sale of Industrial Leases

(Subject to Bankruptcy Court approval)

Occupancy available on Long Island, NY on or about January 2023

BIDS DUE ON OR ABOUT 11/15/2022



**80 Wilshire Blvd - Edgewood, NY
Heartland Business Center
231,000 SF**

**1516 Motor Parkway - Hauppauge, NY
140,000 SF**



RCS Real Estate Advisors, 470 Seventh Avenue, Eighth Floor, New York, NY 10018, T: 212.239.1100, F: 212.268.5484

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.

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80 Wilshire Blvd - Edgewood, NY

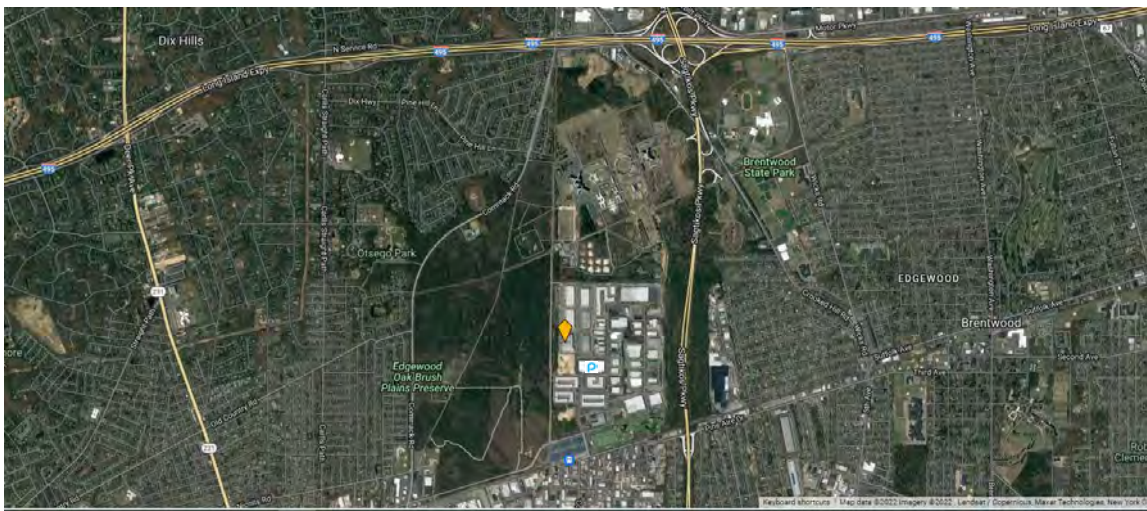


Project Features

- Located in the 400 acre Heartland Business Center
- On the corner of Wilshire Boulevard and Rodeo Drive
- Near all major roads - Long Island Expressway, Southern State Parkway, Sagtikos Pkwy & Sunrise Hwy
- LIRR Deer Park Station is located walking distance for an easy 60 min. run into NYC

Lease Details

- Square Footage: 231,000
- Current Base Rent: \$12.70 psf
- Lease goes to 6/30/2030
- No Options



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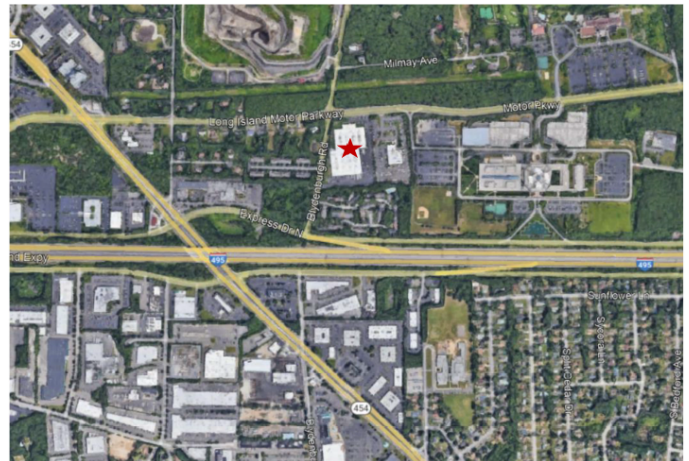


Initial Project Features

- 6% Office, 94% Warehouse
- Typical Bay Size 29' x 43'
- 23' Height Under Steel
- 50% Air Conditioned
- 12 Docks, 1 Drive-In
- 254 Car Parking
- Electric: 1800 Amps @ 277/480 Volts
- 2 Services - 1200 Amps @ 277/480 Volts | 600 Amps @ 277/480 Volts
- Oil Heat & Gas Heat
- Sprinklered
- Energy Efficient Lighting
- Septic and Fiber Optic
- Seconds from LIE Service Road to Exit 57

Lease Details

- Square Footage: 140,000
- Current Base Rent: \$10.00 psf
- Real Estate Taxes \$1.74 psf
- Lease goes to 6/30/2030
- 2x5 Fixed Options



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