

131 Heartland Boulevard

Edgewood



Available For

Lease

Thursday, June 15, 2023



Available Space:	35,000	square feet
Total Building Size:	35,000	square feet
Plot Size:	3	acres
Divisible:	N	
Divisible From:		To 0
Zoned:	Industrial	
Lease Price:		psf gross
Sale Price:	\$8,750,000	/ \$250.00 psf
Real Estate Taxes:		psf

Offices: 8,000 square feet
Ceiling Height: 22 - feet
Drive-in Doors: 1
Tailgates: 3

Power: 1,200 amps
Heat: Gas
Sprinklers: Yes
Fully A/C: Yes

Occupancy: Arranged
Parking: 116 cars
Rail: No
Sewers: No

Comments: Currently built-out for pharmaceutical operations. Laboratory. Second floor 5,000 sf. GMP certified.

**Newmark Grubb
Knight Frank**

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