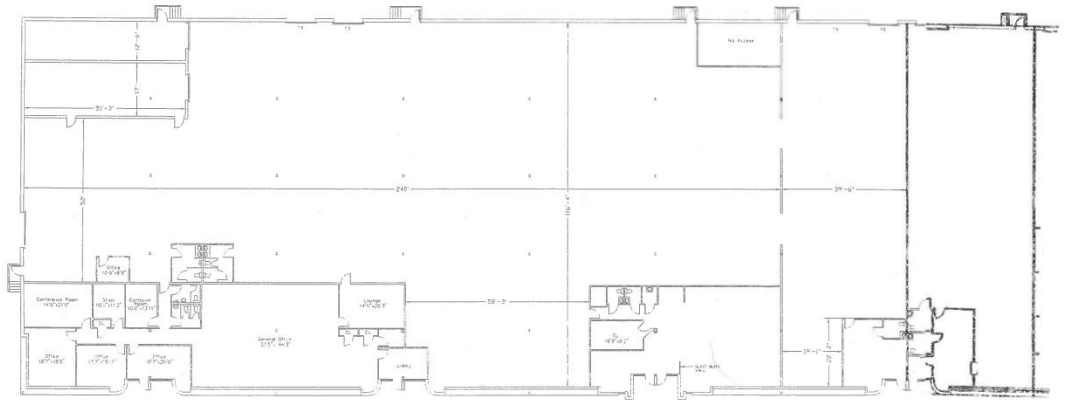


41 Mercedes Way Edgewood NY

41 Mercedes Way
is in the 400 Acre
Heartland Business
Center

**North of the Deer
Park LIRR Station**
an easy 60 min.
ride to Manhattan

Please Note – Available September 1, 2018



Near all major roads:
LIE, Northern, Southern and
Sagtikos Parkways

Heartland Golf Park
Driving Range, Mini Golf Course &
3 Par Course - open 7 days a week

Space Available:

Unit 32 - 34 38,000 SF
Office: 18%+
Truck Docks: 4
Drive In: 1
Heat: Gas
Height: 19'
Power: 200+ Amps



NOTE: Available September 1, 2018
Please keep this in mind when offering this space

Nick Pizzardi

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**HEARTLAND
BUSINESS CENTER**
"BUILDING FOR INDUSTRY THE BETTER WAY"