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Exclusive Listings Report July 2017

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INDUSTRIAL

Page#	City	Address	Size	Acres	Changes
2	Amityville	22 Sprague Ave	9,420	1.41	
2	Amityville	25 DeForest St	10,000	0.50	
2	Amityville	51 Sprague Ave	3,400	0.15	
3	Bay Shore	45 Sweeneydale Ave	8,250	1.40	Cross-Dock Terminal - 25 Doors Available
3	Bay Shore	602 Pine Aire Dr	18,373	1.22	IN CONTRACT
3	Bethpage	271 Central Ave	4,600	0.12	
4	Bohemia	1605 Sycamore Ave	3,100		NEW LISTING
4	Bohemia	1605 Sycamore Ave D	4,200		Can be combined with .33 acres
4	Bohemia	1606 Ninth Ave	8,270	0.51	
5	Bohemia	Knickerbocker Ave		1.70	BUILD TO SUIT
5	Bohemia	N/S Davinci Dr W/O Johnson		2.00	BUILD TO SUIT
5	Calverton	1828 Middle Rd	16,965	5.00	IN CONTRACT
6	Elmont	481 Meacham Ave	5,096	0.17	Available Immediately
6	Farmingdale	19-21 Potter & 20 Murray St	14,517	0.50	
6	Farmingdale	92 Central Ave	20,000		Entire Space Now Available
7	Freeport	53 Hanse Ave	8,035	0.36	
7	Hauppauge	165 Oser Ave		5.70	PRICE FURTHER REDUCED
7	Hauppauge	1765 Expressway Dr N	51,140	3.64	
8	Hauppauge	20 Davids Dr	28,000	2.20	
8	Hauppauge	2100 Pacific St	20,000		(10,000 sf - 20,000 sf)
8	Hauppauge	280 Oser Ave	30,000	1.90	SOLD
9	Hauppauge	45 Hoffman Ave	15,000	0.92	
9	Hauppauge	65 Commerce Dr	45,738	2.50	TEMPORARILY OFF THE MARKET
9	Hauppauge	65 Commerce Dr (Front Unit)	24,554	2.50	TEMPORARILY OFF THE MARKET
10	Hauppauge	65 Commerce Dr (Rear Unit)	21,184	2.50	TEMPORARILY OFF THE MARKET
10	Hempstead	495 Peninsula Blvd	15,330	0.45	
10	Hicksville	100 Frank Rd	20,000	1.90	
11	Holbrook	Peachtree Ct		4.00	BUILD TO SUIT or LAND SALE
11	Huntington Station	193 West Hills Rd	3,200	0.18	IN CONTRACT
11	Lindenhurst	920 Wellwood Ave	12,000	0.53	

INDUSTRIAL (cont.)

Page#	City	Address	Size	Acres	Changes
12	Medford	2965 Horseblock Rd	6,000	2.00	
12	Melville	65 Maxess Rd	51,780	4.10	
12	Mineola	207 Elm Pl	6,051	0.17	
13	Mineola	88 Windsor Ave	6,980	0.18	
13	New Hyde Park	125 Railroad Ave	10,700	0.41	
13	New Hyde Park	1855 Imperial Ave	4,640	0.09	SOLD
14	New Hyde Park	2110 Jericho Tpke	5,428	0.19	Building & Business
14	Ronkonkoma	1900 Lakeland Ave	9,000	0.67	NEW LISTING
14	Ronkonkoma	E/S Remington Blvd		3.90	BUILD TO SUIT
15	Ronkonkoma	Fleetwood Ct		1.40	BUILD TO SUIT
15	Ronkonkoma	Fleetwood Ct		3.00	BUILD TO SUIT
15	Valley Stream	100 E Mineola Ave	9,350		
16	Valley Stream	100 E Mineola Ave	5,100		
16	West Babylon	116 Kean St	8,000	0.42	IN CONTRACT - Lease through contract vendee
16	West Babylon	127 Dale St	22,500	3.70	Occupancy Arranged
17	West Babylon	165 Eads St Unit A	4,000		PRICE REDUCED
17	West Babylon	501-511 Sheffield Ave	7,400	1.25	
17	West Babylon	87 Eads St	6,322	0.90	
18	Westbury	110 Hopper St	14,370	0.53	NEW LISTING
18	Westbury	128 Magnolia Ave	14,000	0.67	

LAND

Page#	City	Address	Size	Acres	Changes
19	Bayport	e/s Sylvan Ave		1.76	NEW LISTING
19	Bohemia	1605 Sycamore Ave (Yard)		0.33	Can combine with 4,200sf Unit
19	Calverton	Burman Blvd & David Ct N/E/C		5.05	BACK ON THE MARKET
20	Calverton	Scott Ave & Burman Blvd N/W/C		26.60	BACK ON THE MARKET

LAND (cont.)

Page#	City	Address	Size	Acres	Changes
21	Holbrook	481 Furrows Rd	12,000	1.00	IN CONTRACT
21	Medford	Bellport Station Rd & Horseblock Rd S/W/C		1.35	Signed Lease - waiting for approvals
21	Medford	N Service Rd		7.33	IN CONTRACT
22	Medford	S Service Rd		5.20	
22	Plainview	80 Dupont St		2.43	
22	Westbury	483 Grand Blvd		0.59	NEW LISTING

OFFICE

Page#	City	Address	Size	Acres	Changes
23	Bohemia	1268-1276 Smithtown Ave	7,510		User/Investor
23	Bohemia	1268-1276 Smithtown Ave	4,892		Divisible-2 Story - Additional Office Available
23	Calverton	221 David Ct	42,500	14.00	Divisible
24	Garden City	1103 Stewart Ave	19,697		885 sf - 13,412 sf Available
24	Great Neck	320 Northern Blvd	1,774	0.50	
24	Hauppauge	101 Corporate Dr	5,768		
25	Hauppauge	165 Oser Ave	17,213	5.70	PRICE FURTHER REDUCED
25	Hauppauge	175 Engineers Rd	3,000		
25	Hauppauge	295 Oser Ave	1,400		
26	Hauppauge	900 Wheeler Rd	5,283	3.80	Available Size Changed
26	Hicksville	70 E Old Country Rd	1,200		
26	Massapequa	695 S Broadway	2,500	0.31	PRICE REDUCED
27	Smithtown	319 E Main St	1,560		
27	Valley Stream	100 E Mineola Ave	1,700	0.85	
27	Valley Stream	14 W Hawthorne Ave	560		
28	West Babylon	245 Rte 109	7,100		
28	Westbury	700 Shames Dr	1,800		

RETAIL

Page#	City	Address	Size	Acres	Changes
29	Bethpage	271 Central Ave	4,600	0.12	
29	Bohemia	1268-1276 Smithtown Ave	7,510		User/Investor
29	Hauppauge	900 Wheeler Rd	4,205	3.80	Available Size Changed
30	Lindenhurst	920 Wellwood Ave	12,000	0.53	
30	Massapequa	695 S Broadway	2,500	0.31	PRICE REDUCED
30	Ronkonkoma	25 Railroad Ave	900		
31	West Hempstead	248 Hempstead Tpke	6,020	0.09	



22 Sprague Ave
Amityville, NY 11701

Property type: **Industrial**

Available Size: 9,420
Office size: 942
Acres: 1.41

Sale Price:
Lease (psf incl tax): \$ 10.00
Tax (psf):

Heat: Gas
Clear Ht: 15'
Power (amps): 2/400
Docks: 1
Drive-Ins: 1
Sewers: Y
Parking:

Comments:

Sprinklered
Sewered
Parking on paved concrete area in front of space &

Contact:

Tony Garistina
(631) 770-0700 x6366
tony@metrorealtyservices.com



25 DeForest St
Amityville, NY 11701

Property type: **Industrial**

Available Size: 10,000
Office size: 1,000
Acres: 0.50

Sale Price: \$ 880,000
Lease (psf incl tax): \$ 9.00
Tax (psf): \$ 3.00

Heat: Gas
Clear Ht: 12'
Power (amps): 200
Docks: 0
Drive-Ins: 2
Sewers:
Parking:

Comments:

Zoned Light Industrial
Needs new roof, HVAC, and some
interior demolition
Rear Yard

Contact:

Nick Romano
(631) 770-0700 x6362
nick@metrorealtyservices.com



51 Sprague Ave
Amityville, NY 11701

Property type: **Industrial**

Available Size: 3,400
Office size: 150
Acres: 0.15

Sale Price:
Lease (psf incl tax): \$ 17.65
Tax (psf):

Heat: Gas
Clear Ht: 14'
Power (amps): 200
Docks: 0
Drive-Ins: 2
Sewers: Yes
Parking:

Comments:

Free-Standing
Auto Permits In Place
Available June 1, 2017

Contact:

Tony Garistina
(631) 770-0700 x6366
tony@metrorealtyservices.com



**45 Sweeneydale Ave
Bay Shore, NY 11706**

Property type: **Industrial**

Available Size: 8,250
Office size: 1,000
Acres: 1.40

Sale Price:
Lease (psf incl tax): See Comments
Tax (psf):

Heat: Gas
Clear Ht: 11'-12'
Power (amps): 200
Docks: 25
Drive-Ins: 0
Sewers:
Parking:

Cross-Dock Terminal - 25 Doors Available

Contact:
Mark Timpone
(631) 770-0700 x6361

mark@metrorealtyservices.com

Comments:
\$600/per door / Base year taxes included
Additional trailer parking available
Additional office space available
Fenced & Lit Lot
Located off of 5th Ave
Cross-Dock Terminal



**602 Pine Aire Dr
Bay Shore, NY 11706**

Property type: **Industrial**

Available Size: 18,373
Office size: 920
Acres: 1.22

Sale Price: \$ 2,150,000
Lease (psf incl tax):
Tax (psf): \$ 2.11

Heat: Oil
Clear Ht: 14'-16'
Power (amps): 400 (2)
Docks: 1
Drive-Ins: 2
Sewers: No
Parking:

IN CONTRACT

Contact:
Jeremy Hackett
(631) 770-0700 x6359
jeremy@metrorealtyservices.com

Comments:
25% Air Conditioned
Large property with 3 street access
Walk to LIRR
\$8,000/yr income from cell antenna on roof.



**271 Central Ave
Bethpage, NY 11714**

Property type: **Industrial**

Available Size: 4,600
Office size: 1,500
Acres: 0.12

Sale Price: \$ 699,000
Lease (psf incl tax):
Tax (psf): \$ 7.09

Heat: Oil
Clear Ht: 12'
Power (amps): TBD
Docks: 0
Drive-Ins: 2
Sewers:
Parking:

Contact:
Joel Gersten/Mort Glick
(631) 770-0700 x6353/6356
joel@metrorealtyservices.com;
mort@metrorealtyservices.com

Comments:
1st FL 2,920 sf: 1,500 Off/Showrm & 1,420 Svc Ar
2nd FL 1,680 sf: Seven Rm Apt - MTM Tenant
Tenant will sign new long-term lease if desired
Central Air Conditioning
Zoned General Bus - Town of Oyster Bay
1,500 sf Basement not incl in sf



**1605 Sycamore Ave
Bohemia, NY 11716**

Property type: Industrial

Available Size: 3,100
Office size:
Acres:

Sale Price:
Lease (psf incl tax): See Comments
Tax (psf):

Heat: Gas
Clear Ht: 15'
Power (amps): 200
Docks: 0
Drive-Ins: 1
Sewers:
Parking:

NEW LISTING

Comments:

Lease Price: \$2,600/month
Owner can build an office if needed
Available 9/1/17

Contact:

Jeremy Hackett
(631) 770-0700 x6359
jeremy@metrorealtyservices.com



**1605 Sycamore Ave D
Bohemia, NY 11716**

Property type: Industrial

Available Size: 4,200
Office size: 1,000
Acres:

Sale Price:
Lease (psf incl tax): \$ 10.00
Tax (psf):

Heat: Gas
Clear Ht: 15'
Power (amps): 200
Docks: 0
Drive-Ins: 2
Sewers:
Parking:

**Can be combined with
.33 acres**

Comments:

Lease: \$3,500 / month
1/3 Yard Space Also Available @ \$2000/month
Office & bathrooms renovated to suit
Yard delivered completely fenced. If tenant rents yard & building they will have sole access.
Long or Short Term Lease

Contact:

Jeremy Hackett
(631) 770-0700 x6359
jeremy@metrorealtyservices.com



**1606 Ninth Ave
Bohemia, NY 11716**

Property type: Industrial

Available Size: 8,270
Office size: 1,260
Acres: 0.51

Sale Price: \$ 1,195,000
Lease (psf incl tax):
Tax (psf): \$ 2.22

Heat: Gas
Clear Ht: 18'
Power (amps): 400
Docks: 0
Drive-Ins: 3
Sewers:
Parking:

Comments:

2 14' x 14' Drive-ins
1 12' x 12' Drive-in
3 Five Ton Overhead Cranes
2,000 sf office on second fl being removed
Building Now Vacant

Contact:

David Rotter
(631) 770-0700 x6360
dave@metrorealtyservices.com



Knickerbocker Ave
S/O McCormack St
Bohemia, NY 11716
Property type: Industrial

Available Size:
 Office size:
 Acres: 1.70

Sale Price:
 Lease (psf incl tax): See Comments
 Tax (psf):

Heat: Gas
 Clear Ht: BTS
 Power (amps):
 Docks: BTS
 Drive-Ins: BTS
 Sewers: No
 Parking:

BUILD TO SUIT

Comments:
 Build to Suit up to 21,500 sf
 Parking To Code

Contact:
 Nick Romano
 (631) 770-0700 x6362
nick@metrorealtyservices.com



N/S Davinci Dr W/O Johnson
Bohemia, NY 11716

Property type: Industrial

Available Size:
 Office size:
 Acres: 2.00

Sale Price:
 Lease (psf incl tax): See Comments
 Tax (psf):

Heat: Gas
 Clear Ht: BTS
 Power (amps): BTS
 Docks: BTS
 Drive-Ins: BTS
 Sewers: No
 Parking:

BUILD TO SUIT

Comments:
 Build to Suit up to 28,000 sf
 Parking To Code

Contact:
 Nick Romano
 (631) 770-0700 x6362
nick@metrorealtyservices.com



1828 Middle Rd
Calverton, NY 11933

Property type: Industrial

Available Size: 16,965
 Office size: 1,600
 Acres: 5.00

Sale Price: \$ 2,299,000
 Lease (psf incl tax): See Comments
 Tax (psf): \$ 1.88

Heat: Oil
 Clear Ht: 14'-24'
 Power (amps): 800
 Docks: 0
 Drive-Ins: 4
 Sewers:
 Parking:

IN CONTRACT

Comments:
 4 Buildings 5,839/859/3,941/6,056
 2 Separate Tax Lots
 Owner Financing Possible
 Lease: \$15,000/month net
 Taxes: \$31,545

Contact:
 Jeremy Hackett/Nick Romano
 (631) 770-0700 x6359/6362
jeremy@metrorealtyservices.com;
nick@metrorealtyservices.com



481 Meacham Ave
Elmont, NY 11003

Property type: **Industrial**

Available Size: 5,096
Office size: 800
Acres: 0.17

Sale Price: \$ 1,275,000
Lease (psf incl tax):
Tax (psf): \$ 4.95

Heat: Gas/Oil
Clear Ht: 15'4"
Power (amps): TBD
Docks: 0
Drive-Ins: 2
Sewers:
Parking:

Comments:

Street parking. Close to Queens Border / JFK Airp
This property can be sold with 474 Meacham Ave.
The two properties combined total approx 10,000sf

Available Immediately

Contact:

Mark Timpone
(631) 770-0700 x6361
mark@metrorealtyservices.com



19-21 Potter & 20 Murray St
Farmingdale, NY 11735

Property type: **Industrial**

Available Size: 14,517
Office size: 300
Acres: 0.50

Sale Price: \$ 1,278,000
Lease (psf incl tax):
Tax (psf): \$ 4.24

Heat: Gas
Clear Ht: TBD
Power (amps): TBD
Docks: 0
Drive-Ins: 4
Sewers:
Parking:

Comments:

Taxes \$60,160.22
5 Units (4 Ind / 1 Residential)
2,044 sf free standing building has 2 yr lease,
all others are month-to-month
Current Income = \$130,908

Contact:

Jeremy Hackett
(631) 770-0700 x6359
jeremy@metrorealtyservices.com



92 Central Ave
Farmingdale, NY 11735

Property type: **Industrial**

Available Size: 20,000
Office size: 5,175
Acres:

Sale Price:
Lease (psf incl tax): \$ 10.50
Tax (psf):

Heat: Gas
Clear Ht: 14'
Power (amps): TBD
Docks: 5
Drive-Ins: 1
Sewers:
Parking: 15

Comments:

Sublease Runs Through October 2023
Brand New Office Space
New Warehouse Lighting
15 Parking Spaces
12,000 sf w/ 5,175 sf office still available @ \$11.50 psf gr divided with
fencing and 3 docks

Entire Space Now Available

Contact:

David Rotter
(631) 770-0700 x6360
dave@metrorealtyservices.com



**53 Hanse Ave
Freeport, NY 11520**

Property type: Industrial

Available Size:	8,035	Sale Price:	\$ 2,200,000	Heat:	Gas
Office size:	2,315	Lease (psf incl tax):		Clear Ht:	28'6"
Acres:	0.36	Tax (psf):	\$ 6.21	Power (amps):	600
Comments:					
Fenced Yard With Electric Gate					
Heavy Floor Load Concrete Mezzanine					
Freeport Electric					
Sewers					
Move-In Condition					
Docks: 0					
Drive-Ins: 3					
Sewers: Yes					
Parking:					

Contact:

Andy Blumenthal/Tony Garistina
(631) 770-0700 x6363/6366
andy@metrorealtyservices.com;
tony@metrorealtyservices.com



**165 Oser Ave
Hauppauge, NY 11788**

Property type: Industrial

Available Size:		Sale Price:	\$ 8,900,000	Heat:	
Office size:		Lease (psf incl tax):		Clear Ht:	
Acres:	5.70	Tax (psf):		Power (amps):	
Comments:					
Buildable Size Approx. 100,000sf					
Existing 17,213sf Office Building On Lot					
Price includes 5.7 acre lot & Office Bldg					
Sewer connection capable					
Will lease office building separately					
See Office Listing for Lease Info					
Docks:					
Drive-Ins:					
Sewers:					
Parking:					

**PRICE FURTHER
REDUCED**

Contact:

Andy Blumenthal/Doug Donatelli
(631) 770-0700 x6363/6364
andy@metrorealtyservices.com;
doug@metrorealtyservices.com



**1765 Expressway Dr N
Hauppauge, NY 11788**

Property type: Industrial

Available Size:	51,140	Sale Price:	\$ 7,500,000	Heat:	Gas
Office size:	4,000	Lease (psf incl tax):	\$ 11.90	Clear Ht:	18' / 32'
Acres:	3.64	Tax (psf):	\$ 1.90	Power (amps):	2000
Comments:					
30 Ton Crane / 10 Ton Crane					
Divisible, Column Free					
21,180 sf High Bay Area with 32' Clear Ht					
Oversized Drive-in Doors					
Fully Sprinklered, Ample Parking					
Docks: 2					
Drive-Ins: 7					
Sewers:					
Parking:					

Contact:

John Pujia
(631) 770-0700 x6373
john@metrorealtyservices.com



REALTY SERVICES LLC

Exclusive Listings Report July 2017



20 Davids Dr
Hauppauge, NY 11788

Property type: Industrial

Available Size: 28,000
Office size: 3,500
Acres: 2.20

Sale Price: \$ 3,500,000
Lease (psf incl tax):
Tax (psf): \$ 2.34

Heat: Gas
Clear Ht: 22'
Power (amps): 800
Docks: 3
Drive-Ins: 1
Sewers: Yes
Parking: 60

Comments:

Procesming: 16,000 sf
Offices: 3,500 sf
Warehouse: 8,500 sf
Occupancy 1st Quarter of 2015

Contact:

Doug Donatelli
(631) 770-0700 x6364
doug@metrorealtyservices.com



2100 Pacific St
Hauppauge, NY 11788

Property type: Industrial

Available Size: 20,000
Office size: 0
Acres:

Sale Price:
Lease (psf incl tax): \$ 8.50
Tax (psf):

Heat: Gas
Clear Ht: 17'
Power (amps): TBD
Docks: Possible
Drive-Ins: 1
Sewers:
Parking:

(10,000 sf - 20,000 sf)

Comments:

10,000 sf - 20,000 sf available.
All inclusive price /flexible terms and size.
Clean warehouse space ideal for dead storage.
Located immediatly south of LIE Exit 56.

Contact:

Doug Donatelli
(631) 770-0700 x6364
doug@metrorealtyservices.com



280 Oser Ave
Hauppauge, NY 11788

Property type: Industrial

Available Size: 30,000
Office size: 9,000
Acres: 1.90

Sale Price: \$ 4,250,000
Lease (psf incl tax): \$ 11.00
Tax (psf): \$ 2.00

Heat: Gas
Clear Ht: 20
Power (amps): 2000
Docks: 2
Drive-Ins: 2
Sewers: Y
Parking: 0

SOLD

Comments:

3,000 sf R&D areas
Air-locked loading area

Contact:

Doug Donatelli
(631) 770-0700 x6364
doug@metrorealtyservices.com



**45 Hoffman Ave
Hauppauge, NY 11788**

Property type: Industrial

Available Size: 15,000
Office size: 2,200
Acres: 0.92

Sale Price: \$ 1,875,000
Lease (psf incl tax):
Tax (psf): \$ 1.98

Heat: Gas
Clear Ht: 16'
Power (amps): 400
Docks: 1
Drive-Ins: 1
Sewers: No
Parking: 36

Comments:

Free Standing
Parking For 36 Cars
Racking Could Be Made Available
Zoned Light Industrial Town Of Islip

Contact:

Nick Romano
(631) 770-0700 x6362
nick@metrorealtyservices.com



**65 Commerce Dr
Hauppauge, NY 11788**

Property type: Industrial

Available Size: 45,738
Office size: 4,000
Acres: 2.50

Sale Price: \$ 6,500,000
Lease (psf incl tax): \$ 8.75
Tax (psf): \$ 2.06

Heat: Gas
Clear Ht: 18' / 21'
Power (amps): 800
Docks: 4
Drive-Ins: 1
Sewers: Yes
Parking: 0

Comments:

Front Space 24,554sf Available June
Rear Space 21,184 Available 60 days after signing
Taxes: \$94,495.22

Temporarily Off The Market

Contact:

David Rotter
(631) 770-0700 x6360
dave@metrorealtyservices.com



**65 Commerce Dr (Front Unit)
Hauppauge, NY 11788**

Property type: Industrial

Available Size: 24,554
Office size: 4,000
Acres: 2.50

Sale Price:
Lease (psf incl tax): \$ 8.95
Tax (psf):

Heat: Gas
Clear Ht: 18'
Power (amps): 400
Docks: 2
Drive-Ins: 1
Sewers: Y
Parking: 0

Comments:

Front Unit
Secure Unit
Own Meter
Occupancy: June 2017

Temporarily Off The Market

Contact:

David Rotter
(631) 770-0700 x6360
dave@metrorealtyservices.com



**65 Commerce Dr (Rear Unit)
Hauppauge, NY 11788**

Property type: Industrial

Available Size: 21,184
Office size: 0
Acres: 2.50

Comments:

Rear Unit
Secured Unit
Own Meter
Occupancy - 60 days after lease signing

Sale Price:
Lease (psf incl tax): \$ 8.25
Tax (psf):

Heat: Gas
Clear Ht: 21
Power (amps): 400
Docks: 2
Drive-Ins: 0
Sewers: Yes
Parking:

Temporarily Off The Market

Contact:

David Rotter
(631) 770-0700 x6360
dave@metrorealtyservices.com



**495 Peninsula Blvd
Hempstead, NY 11550**

Property type: Industrial

Available Size: 15,330
Office size: 766
Acres: 0.45

Comments:

Frontage on Peninsula Blvd
Village of Hempstead

Sale Price: \$ 2,300,000
Lease (psf incl tax):
Tax (psf): \$ 4.72

Heat: Gas
Clear Ht: 14'
Power (amps): 800
Docks: 1
Drive-Ins: 2
Sewers: Y
Parking: 0

Contact:

Jeremy Hackett
(631) 770-0700 x6359
jeremy@metrorealtyservices.com



**100 Frank Rd
Hicksville, NY 11801**

Property type: Industrial

Available Size: 20,000
Office size: 2,000
Acres: 1.90

Comments:

Used for Outside Storage
Fully sprinklered
Two lots & street
.43 acre fenced yard
20,000 sf on 1.06 acres
Can be delivered with tenant in 7,000sf

Sale Price: \$ 3,900,000
Lease (psf incl tax):
Tax (psf): \$ 4.49

Heat: Gas/Was
Clear Ht: 12'/22'
Power (amps): 1600
Docks: 0
Drive-Ins: 8
Sewers: Y
Parking:

Contact:

Jeremy Hackett/Mark Timpone
(631) 770-0700 x6359/6361
jeremy@metrorealtyservices.com;
mark@metrorealtyservices.com



**Peachtree Ct
Holbrook, NY 11741**

Property type: **Industrial**

Available Size:	Sale Price:	\$ 1,900,000	Heat:	TBD
Office size:	Lease (psf incl tax):	See Comments	Clear Ht:	BTS
Acres: 4.00	Tax (psf):		Power (amps):	BTS
Comments:				
Will Consider Land Lease or BTS				
Can Build ± 50,000 sf				
Parking To Code				
Taxes Approx. \$13,000 per year				
L-1 Light Industrial - Town of Islip				
Sub-divided into Two ±2 Acre Parcels				

**BUILD TO SUIT or
LAND SALE**

Contact:
Nick Romano
(631) 770-0700 x6362
nick@metrorealtyservices.com



**193 West Hills Rd
Huntington Station, NY 11746**

Property type: **Industrial**

Available Size:	Sale Price:	\$ 480,000	Heat:	Gas
Office size:	Lease (psf incl tax):		Clear Ht:	12'
Acres: 0.18	Tax (psf):	\$ 3.67	Power (amps):	400
Comments:				
3 Separate Services				
Just off Jericho Tpke				
Was previously divided for multi-tenant use				
Windows on 3 sides of building				

IN CONTRACT

Contact:
Jeremy Hackett/Rick Falco
(631) 770-0700 x6359/6352
jeremy@metrorealtyservices.com;
rick@metrorealtyservices.com



**920 Wellwood Ave
Lindenhurst, NY 11757**

Property type: **Industrial**

Available Size:	Sale Price:	\$ 1,150,000	Heat:	Oil/Gas
Office size:	Lease (psf incl tax):		Clear Ht:	12'
Acres: 0.53	Tax (psf):	\$ 3.20	Power (amps):	600 (2)
Comments:				
Just South of Route 109				
Frontage on Wellwood Ave				
Paper street could be made available				
Can be delivered vacant or partially occupied				

Contact:
Rick Falco
(631) 770-0700 x6352/6351
rick@metrorealtyservices.com



**2965 Horseblock Rd
Medford, NY 11763**

Property type: Industrial

Available Size: 6,000
Office size: 900
Acres: 2.00

Sale Price: \$ 2,100,000
Lease (psf incl tax):
Tax (psf): \$ 4.55

Heat: Oil
Clear Ht: 19'
Power (amps): 600
Docks: 0
Drive-Ins: 2
Sewers: No
Parking:

Comments:

Roof ±5 yrs old.
Outdoor Storage Permitted
Existing above ground 1,000 gal diesel gas tank permitted.
Expandable
Fully Fenced

Contact:

Jeremy Hackett
(631) 770-0700 x6359
jeremy@metrorealtyservices.com



**65 Maxess Rd
Melville, NY 11747**

Property type: Industrial

Available Size: 51,780
Office size: 5,780
Acres: 4.10

Sale Price:
Lease (psf incl tax): \$ 11.53
Tax (psf): \$ 1.53

Heat: Gas
Clear Ht: 24'
Power (amps): Ample
Docks: 7 with
Drive-Ins: 1
Sewers: Yes
Parking:

Comments:

Will consider short term (6-8 months/mon-mon) for warehouse only

Contact:

Tony Garistina
(631) 770-0700 x6366
tony@metrorealtyservices.com



**207 Elm Pl
Mineola, NY 11501**

Property type: Industrial

Available Size: 6,051
Office size: 1,210
Acres: 0.17

Sale Price:
Lease (psf incl tax): \$ 12.00
Tax (psf): \$ 3.09

Heat: Gas
Clear Ht: 12'
Power (amps): 600
Docks: 1
Drive-Ins: 0
Sewers:
Parking:

Comments:

Free Standing Building
Possible division / shared space lease available
Close to public transportation
Near LIRR Mineola Station

Contact:

Mark Timpone
(631) 770-0700 x6361
mark@metrorealtyservices.com



88 Windsor Ave
Mineola, NY 11501

Property type: **Industrial**

Available Size: 6,980
Office size: 820
Acres: 0.18

Sale Price: \$ 1,395,000
Lease (psf incl tax): \$ 16.00
Tax (psf): \$ 3.36

Heat: Gas
Clear Ht: 14'5"
Power (amps): 200
Docks: 0
Drive-Ins: 2
Sewers:
Parking: 8

Comments:

Parking for 8 cars + street
2nd FL office space 820 sf
Over-head doors are 13' 9" clear

Contact:

Mark Timpone
(631) 770-0700 x6361
mark@metrorealtyservices.com



125 Railroad Ave
New Hyde Park, NY 11040

Property type: **Industrial**

Available Size: 10,700
Office size: 2,500
Acres: 0.41

Sale Price:
Lease (psf incl tax): \$ 13.95
Tax (psf):

Heat: Oil
Clear Ht: 14'
Power (amps): 2000
Docks: 1
Drive-Ins: 1
Sewers:
Parking: 15

Comments:

Possession - January 2017
Nearby to Merillon Ave LIRR Station
In close proximity to Cross Island and Grand Central Pkwy

Contact:

Joel Gersten
(631) 770-0700 x6353
joel@metrorealtyservices.com



1855 Imperial Ave
New Hyde Park, NY 11040

Property type: **Industrial**

Available Size: 4,640
Office size: 1,440
Acres: 0.09

Sale Price: \$ 1,050,000
Lease (psf incl tax):
Tax (psf): \$ 5.00

Heat: Gas
Clear Ht: 12'/14'
Power (amps): 200
Docks: 0
Drive-Ins: 1
Sewers: Yes
Parking:

Comments:

Nice 2nd Floor Offices
Potential to build addl. 1,760 sf office
1 Row of columns in warehouse
Inexpensive electricity/solar panels on roof
Divides with separate meters
Sprinklered

SOLD

Contact:

Mark Timpone
(631) 770-0700 x6361
mark@metrorealtyservices.com



**2110 Jericho Tpke
New Hyde Park, NY 11040**

Property type: **Industrial**

Available Size: 5,428
Office size: 500
Acres: 0.19

Sale Price: \$ 2,500,000
Lease (psf incl tax):
Tax (psf): \$ 7.46

Heat: Oil
Clear Ht: 14'
Power (amps): TBD
Docks: 0
Drive-Ins: 6
Sewers:
Parking:

Building & Business

Contact:

Andy Blumenthal/Mark Timpone
(631) 770-0700 x6363/6361
andy@metrorealtyservices.com;
mark@metrorealtyservices.com

Comments:

Mezzanine for parts storage
Office bathroom & shop bathroom
1 pit with lift
Rear access
Allowable Uses - Commercial garage repairs,
Auto Body, Tire Shops & other related repairs



**1900 Lakeland Ave
Ronkonkoma, NY 11779**

Property type: **Industrial**

Available Size: 9,000
Office size: 1,350
Acres: 0.67

Sale Price: \$ 1,499,000
Lease (psf incl tax):
Tax (psf): \$ 2.17

Heat: Gas
Clear Ht: 14'
Power (amps): 600 (2)
Docks: 0
Drive-Ins: 2
Sewers: No
Parking:

NEW LISTING

Contact:

Jeremy Hackett
(631) 770-0700 x6359
jeremy@metrorealtyservices.com

Comments:

200' Frontage on Lakeland Ave
1.3 miles south of LIE Exit 59
3,000sf Leased @ \$2,500/mon + increases till 10/13
6,000sf Clear Span (No Columns)
Built in 1999



**E/S Remington Blvd
Ronkonkoma, NY 11779**

Property type: **Industrial**

Available Size:
Office size:
Acres: 3.90

Sale Price:
Lease (psf incl tax): See Comments
Tax (psf):

Heat: Gas
Clear Ht: BTS
Power (amps): BTS
Docks: BTS
Drive-Ins: BTS
Sewers: No
Parking: 0

BUILD TO SUIT

Contact:

Nick Romano
(631) 770-0700 x6362
nick@metrorealtyservices.com

Comments:

Build to Suit up to 50,000 sf
Parking to Code
South of Fleetwood Ct
1 Block North of Veterans Hwy



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Fleetwood Ct
Ronkonkoma, NY 11779

Property type: Industrial

Available Size:
Office size:
Acres: 1.40
Comments:
Build to Suit up to 17,000 sf
Parking To Code

Sale Price:
Lease (psf incl tax):
Tax (psf):
See Comments

Heat: Gas
Clear Ht: BTS
Power (amps): BTS
Docks: BTS
Drive-Ins: BTS
Sewers: No
Parking:

BUILD TO SUIT

Contact:
Nick Romano
(631) 770-0700 x6362
nick@metrorealtyservices.com



Fleetwood Ct
Ronkonkoma, NY 11779

Property type: Industrial

Available Size:
Office size:
Acres: 3.00
Comments:
Build to Suit up to 30,000 sf
Parking To Code

Sale Price:
Lease (psf incl tax):
Tax (psf):
See Comments

Heat: Gas
Clear Ht: BTS
Power (amps): BTS
Docks: BTS
Drive-Ins: BTS
Sewers: No
Parking:

BUILD TO SUIT

Contact:
Nick Romano
(631) 770-0700 x6362
nick@metrorealtyservices.com



100 E Mineola Ave
Valley Stream, NY 11580

Property type: Industrial

Available Size: 9,350
Office size:
Acres:
Sale Price:
Lease (psf incl tax): \$ 12.00
Tax (psf):

Comments:

Heat: TBD
Clear Ht: TBD
Power (amps): TBD
Docks: 0
Drive-Ins: 1
Sewers: Y
Parking:

Contact:
Mark Timpone
(631) 770-0700 x6361
mark@metrorealtyservices.com



100 E Mineola Ave
Valley Stream, NY 11580

Property type: **Industrial**

Available Size: 5,100
Office size:
Acres:

Sale Price:
Lease (psf incl tax): \$ 12.00
Tax (psf):

Heat: TBD
Clear Ht: 10'
Power (amps): TBD
Docks: 0
Drive-Ins: 1
Sewers:
Parking:

Comments:

Storage / Warehouse on Lower Level

Contact:

Mark Timpone
(631) 770-0700 x6361

mark@metrorealtyservices.com



116 Kean St
West Babylon, NY 11704

Property type: **Industrial**

Available Size: 8,000
Office size: 1,200
Acres: 0.42

Sale Price: \$ 960,000
Lease (psf incl tax): **\$ 9.95**
Tax (psf): \$ 2.30

Heat: Oil
Clear Ht: 13.5'
Power (amps): 400
Docks: 0
Drive-Ins: 1
Sewers:
Parking:

Comments:

Fenced Yard
Newly Renovated Office
Power Distribution in Warehouse
1 column in warehouse
Roof recently coated

IN CONTRACT
Lease Through Contract Vendee

Contact:

Jeremy Hackett/Rick Falco
(631) 770-0700 x6359/6352

jeremy@metrorealtyservices.com;
rick@metrorealtyservices.com



127 Dale St
West Babylon, NY 11704

Property type: **Industrial**

Available Size: 22,500
Office size: 2,500
Acres: 3.70

Sale Price:
Lease (psf incl tax): See Comments
Tax (psf): See Comments

Heat: Gas
Clear Ht: 13'/17'
Power (amps): TBD
Docks: 36
Drive-Ins: 0
Sewers: No
Parking:

Comments:

Lease Price: \$700 Per Door NNN
32 Cross Doors (4 End Doors)
16 Door positions under cover inside
"Interior loading bays/area" 50'x200'
Back up Generator

Occupancy Arranged

Contact:

Mark Timpone
(631) 770-0700 x6361

mark@metrorealtyservices.com



165 Eads St Unit A
West Babylon, NY 11704

Property type: **Industrial**

Available Size: 4,000
Office size: 2,000
Acres:

Comments:

High End Office

Sale Price:
Lease (psf incl tax): \$ 12.00
Tax (psf):

Heat: Gas
Clear Ht: 14'
Power (amps): 200
Docks: 0
Drive-Ins: 1
Sewers:
Parking:

PRICE REDUCED

Contact:

Rick Falco
(631) 770-0700 x6352
rick@metrorealtyservices.com



501-511 Sheffield Ave
West Babylon, NY 11704

Property type: **Industrial**

Available Size: 7,400
Office size: 700
Acres: 1.25

Comments:

Additional .75 acres amy be available
Dead End Street
Building interior completely renovated
Immediate Occupancy

Sale Price:
Lease (psf incl tax): \$ 8.75
Tax (psf):

Heat: Gas
Clear Ht: 12'
Power (amps): 800
Docks: 0
Drive-Ins: 1
Sewers: Yes
Parking:

Contact:

Nick Romano
(631) 770-0700 x6362
nick@metrorealtyservices.com



87 Eads St
West Babylon, NY 11704

Property type: **Industrial**

Available Size: 6,322
Office size: 948
Acres: 0.90

Comments:

Available Mid To End Of February
Newly Developed Space
Ample Parking
No CAM (Landscaping And Snow Removal Included)

Sale Price:
Lease (psf incl tax): \$ 9.50
Tax (psf):

Heat: Gas
Clear Ht: 14'6"
Power (amps): 200
Docks: 0
Drive-Ins: 1
Sewers:
Parking:

Contact:

Nick Romano
(631) 770-0700 x6362/6351
[nick@metrorealtyservices.com;](mailto:nick@metrorealtyservices.com)



**110 Hopper St
Westbury, NY 11590**

Property type: Industrial

Available Size: 14,370
Office size: 1,000
Acres: 0.53

Comments:

Sale Price: \$ 2,700,000
Lease (psf incl tax):
Tax (psf): \$ 5.34

Heat: Gas
Clear Ht: 15' - 22'
Power (amps): Heavy
Docks: 0
Drive-Ins: 2
Sewers: Y
Parking:

NEW LISTING

Contact:

Mark Timpone
(631) 770-0700 x6361
mark@metrorealtyservices.com



**128 Magnolia Ave
Westbury, NY 11590**

Property type: Industrial

Available Size: 14,000
Office size: 2,000
Acres: 0.67

Comments:

Great loading in rear of building
Ample Parking
3,000sf mezzanine (not included in 14,000 sf)
Possession Arranged

Sale Price: \$ 3,000,000
Lease (psf incl tax): \$ 15.00
Tax (psf): \$ 3.94

Heat: Gas / Oil
Clear Ht: 13'
Power (amps): TBD
Docks: 1
Drive-Ins: 3
Sewers:
Parking:

Contact:

Mark Timpone
(631) 770-0700 x6361
mark@metrorealtyservices.com



**E/S Sylvan Ave (Backs on Nichols Rd)
Bayport, NY 11705**

Property type: Land

Available Size:
Office size:
Acres: 1.76

Sale Price: \$ 550,000
Lease (psf incl tax):
Tax (psf):

Comments:
Can build 13,141 sf
Signage possible on Nichols Rd
Taxes: \$11,606.51 / year

Heat:
Clear Ht:
Power (amps):
Docks:
Drive-Ins:
Sewers:
Parking:

NEW LISTING

Contact:
Jeremy Hackett
(631) 770-0700 x6359
jeremy@metrorealtyservices.com



**1605 Sycamore Ave (Yard)
Bohemia, NY 11716**

Property type: Land

Available Size:
Office size:
Acres: 0.33

Sale Price:
Lease (psf incl tax): See Comments
Tax (psf):

Comments:
Lease: \$2000/month

Heat:
Clear Ht:
Power (amps):
Docks:
Drive-Ins:
Sewers:
Parking:

**Can combine with
4,200 sf Unit**

Contact:
Jeremy Hackett
(631) 770-0700 x6359
jeremy@metrorealtyservices.com



**Burman Blvd & David Ct N/E/C
Calverton, NY 11933**

Property type: Land

Available Size:
Office size:
Acres: 5.05

Sale Price: \$ 1,565,500
Lease (psf incl tax): See Comments
Tax (psf):

Comments:
Will Consider Build To Suit
Sale Price: \$310,000 per acre
Lease Price: TBD
Enterprise Park (EPCAL)

Heat:
Clear Ht:
Power (amps):
Docks:
Drive-Ins:
Sewers:
Parking:

BACK ON THE MARKET

Contact:
Nick Romano
(631) 770-0700 x6362
nick@metrorealtyservices.com



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Scott Ave & Burman Blvd N/W/C Calverton, NY 11933

Property type: Land

Available Size: Office size: Acres: 26.60 Sale Price: Lease (psf incl tax): Tax (psf):

Comments: Will Consider Build To Suit Divided 5.2 ac., 6 ac., 7.1 ac., 8.3 ac. Sale Price: \$310,000 per acre for each division Lease Price: TBD Enterprise Park (EPCAL)

See Comments See Comments

Heat: Clear Ht: Power (amps): Docks: Drive-Ins: Sewers: Parking:

BACK ON THE MARKET

Contact: Nick Romano (631) 770-0700 x6362 nick@metrorealtyservices.com



481 Furrows Rd Holbrook, NY 11741

Property type: Land

Available Size: 12,000 Office size: 1,800 Acres: 1.00 Sale Price: \$ 550,000 Lease (psf incl tax): Tax (psf):

Comments: Cleared & Leveled Industrial Land with Approved Plans & Permits for 12,000 sf Multi-Unit building (4 Units - 3,000 sf each) APPROVED PLANS/PERMITS

\$ 550,000

Heat: Gas Clear Ht: 16' Power (amps): 200 per Docks: 0 Drive-Ins: 4 (1 per Sewers: Parking:

IN CONTRACT

Contact: Nick Romano (631) 770-0700 x6362 nick@metrorealtyservices.com



Bellport Station Rd & Horseblock Rd S/W/C Medford, NY 11763

Property type: Land

Available Size: Office size: Acres: 1.35 Sale Price: Lease (psf incl tax): Tax (psf):

Comments: Ground Lease: \$145,000 / Year NET Taxes: \$312.44 390' Frontage on Bellport Station Rd 263' Frontage on Horseblock Rd Zoned J-5 (Gas Station), Town of Brookhaven

\$ 1,500,000 See Comments

Heat: Clear Ht: Power (amps): Docks: Drive-Ins: Sewers: No Parking:

Signed Lease - waiting for approvals

Contact: Nick Romano (631) 770-0700 x6362 nick@metrorealtyservices.com



**N Service Rd
Medford, NY 11763**

Property type: Land

Available Size: Sale Price: \$ 4,500,000
Office size: Lease (psf incl tax):
Acres: 7.33 Tax (psf):

Comments:

945' Frontage on N Service Rd
Owner will consider sale contingent to site plan
approval & zoning change.
Taxes: \$7,739.93

Heat:
Clear Ht:
Power (amps):
Docks:
Drive-Ins:
Sewers:
Parking:

IN CONTRACT

Contact:

Jeremy Hackett
(631) 770-0700 x6359
jeremy@metrorealtyservices.com



**S Service Rd
Medford, NY 11763**

Property type: Land

Available Size: Sale Price: See Comments
Office size: Lease (psf incl tax):
Acres: 5.20 Tax (psf): See Comments

Comments:

300' ± Frontage on S Service Rd
Owner will consider sale contingent to site plan
approval and zoning change.

Heat:
Clear Ht:
Power (amps):
Docks:
Drive-Ins:
Sewers:
Parking:

Contact:

Jeremy Hackett
(631) 770-0700 x6359
jeremy@metrorealtyservices.com



**80 Dupont St
Plainview, NY 11803**

Property type: Land

Available Size: Sale Price: \$ 5,000,000
Office size: Lease (psf incl tax):
Acres: 2.43 Tax (psf): See Comments

Comments:

No building, now clean with all debris removed
Will be delivered w/ NFA letter from Nassau County
Taxes to be determined

Heat:
Clear Ht:
Power (amps):
Docks:
Drive-Ins:
Sewers:
Parking:

Contact:

Jeremy Hackett/Mark Timpone
(631) 770-0700 x6359/6361
jeremy@metrorealtyservices.com;
mark@metrorealtyservices.com



**483 Grand Blvd
Westbury, NY 11590**

Property type: Land

Available Size:

Office size:

Acres: 0.59

Comments:

4 Separate tax lots

Approx Taxes: \$46,294.17/year

Incl ±4,831sf 6 uniti apt bldg on site generating income

Addl warehouse of ±2,500 sf garage on site wi/ lg

Used for outdoor storage

Sale Price:

Lease (psf incl tax):

Tax (psf):

\$ 1,900,000

See Comments

Heat:

Clear Ht:

Power (amps):

Docks:

Drive-Ins:

Sewers:

Parking:

NEW LISTING

Contact:

Jeremy Hackett/Mark Timpone

(631) 770-0700 x6359/6361

jeremy@metrorealtyservices.com;
mark@metrorealtyservies.com



**1268-1276 Smithtown Ave
Bohemia, NY 11716**

Property type: Office

Available Size: 7,510
Office size:
Acres:

Sale Price: \$ 825,000
Lease (psf incl tax):
Tax (psf): \$ 3.26

Heat:
Clear Ht:
Power (amps):
Docks:
Drive-Ins:
Sewers:
Parking:

User/Investor

Comments:

Office/Retail
2 Story
1st Fl: 1,500sf (Avail) & 1,410sf (Tenanted)
2nd Floor: 1,650sf, 1,137sf, 605sf

Contact:

Nick Romano
(631) 770-0700 x6362
nick@metrorealtyservices.com



**1268-1276 Smithtown Ave
Bohemia, NY 11716**

Property type: Office

Available Size: 4,892
Office size:
Acres:

Sale Price:
Lease (psf incl tax): See Comments
Tax (psf): \$ 2.50

Heat: Gas
Clear Ht:
Power (amps):
Docks:
Drive-Ins:
Sewers: No
Parking: 30

**Divisible-2 Story -
Additional Office**

Comments:

1,500 sf Off/Retail 1st FL \$13+util -AVAIL OCT-16
3,392 sf Office available on 2nd Fl divisible to:
1,650sf - \$2,065/mon utilities incl.
1,137sf - \$1425/mon utilities incl.
605sf - \$775/mon utilities incl.

Contact:

Nick Romano
(631) 770-0700 x6362
nick@metrorealtyservices.com



**221 David Ct
Calverton, NY 11933**

Property type: Office

Available Size: 42,500
Office size: 42,500
Acres: 14.00

Sale Price:
Lease (psf incl tax): \$ 16.50
Tax (psf): \$ 2.00

Heat:
Clear Ht:
Power (amps): Hvy
Docks:
Drive-Ins:
Sewers: Yes
Parking: 300

Divisible

Comments:

Will Divide to 4,000 sf
Price Includes HVAC & Electric
POL 74,000 sf Building

Contact:

Nick Romano
(631) 770-0700 x6362
nick@metrorealtyservices.com



1103 Stewart Ave
Garden City, NY 11530

Property type: Office

Available Size: 19,697
Office size:
Acres:

Sale Price:
Lease (psf incl tax): See Comments
Tax (psf):

Heat:
Clear Ht:
Power (amps):
Docks:
Drive-Ins:
Sewers:
Parking:

885 sf - 13,412 sf Available

Contact:
Joel Gersten/Mort Glick
(631) 770-0700 x6353/6356
joel@metrorealtyservices.com;
mort@metrorealtyservices.com

Comments:
Ste 110 - 885 sf @ \$29.95
Ste 200 - 3,720 sf @ \$29.95 psf
Ste 220 - 1,680 sf @ \$29.95 psf
Ste 300/301 - 13,412 Can Divide
Full Commission To Procuring Broker



320 Northern Blvd
Great Neck, NY 11020

Property type: Office

Available Size: 1,774
Office size:
Acres: 0.50

Sale Price:
Lease (psf incl tax): \$ 25.00
Tax (psf): \$ 7.00

Heat: Gas
Clear Ht:
Power (amps):
Docks:
Drive-Ins:
Sewers: Yes
Parking:

Contact:
Nick Romano/Joel Gersten
(631) 770-0700 x6362/6353
nick@metrorealtyservices.com;
joel@metrorealtyservices.com

Comments:
Full Service, Ample Parking
Lease Price Includes Electric, HVAC & Cleaning
Available 1st Floor: 1,497sf
Available 2nd Floor: 277sf



101 Corporate Dr
Hauppauge, NY 11788

Property type: Office

Available Size: 5,768
Office size: 5,768
Acres:

Sale Price:
Lease (psf incl tax): \$ 16.50
Tax (psf):

Heat:
Clear Ht:
Power (amps):
Docks:
Drive-Ins:
Sewers:
Parking:

Contact:
Joel Gersten/Mort Glick
(631) 770-0700 x6353/6356
joel@metrorealtyservices.com;
mort@metrorealtyservices.com

Comments:
Self-contained Suite / No Loss Factor
Huge parking ratio
Immediate Occupancy
Full Commission To Procuring Broker



**165 Oser Ave
Hauppauge, NY 11788**

Property type: Office

Available Size: 17,213 Sale Price: \$ 8,900,000
Office size: 17,213 Lease (psf incl tax): \$ 22.50
Acres: 5.70 Tax (psf):

Comments:

Fully Furnished, including 84 cubicles
Vacant and in move-in condition
Oversized lot offers future expansion

Heat:
Clear Ht:
Power (amps):
Docks:
Drive-Ins:
Sewers: Yes
Parking: 211

**PRICE FURTHER
REDUCED**

Contact:

Andy Blumenthal/Doug Donatelli
(631) 770-0700 x6363/6364
andy@metrorealtyservices.com;
doug@metrorealtyservices.com



**175 Engineers Rd
Hauppauge, NY 11788**

Property type: Office

Available Size: 3,000 Sale Price:
Office size: Lease (psf incl tax): \$ 12.50
Acres: Tax (psf):

Comments:

Self Contained Suite / No Loss Factor
Brand New Kitchen
Immediate Occupancy
Lease: \$12.50 + \$3.50 utilities
inclusive of CAM

Heat:
Clear Ht:
Power (amps):
Docks:
Drive-Ins:
Sewers:
Parking:

Contact:

David Rotter
(631) 770-0700 x6360
dave@metrorealtyservices.com



**295 Oser Ave
Hauppauge, NY 11788**

Property type: Office

Available Size: 1,400 Sale Price:
Office size: Lease (psf incl tax): \$ 12.95
Acres: Tax (psf):

Comments:

Possession Immediate / Lease Term - Flexible
Lease Price: \$12.95 psf + Elec/CAM
Generous Parking, 24/7 Access, Pylon Signage
Suite includes Large Gen Office, 7 Private Offices
2 bathrooms, kitchen, storage area
No Loss Factor

Heat:
Clear Ht:
Power (amps):
Docks:
Drive-Ins:
Sewers:
Parking:

Contact:

Joel Gersten/Mort Glick
(631) 770-0700 x6353/6356
joel@metrorealtyservices.com;
mort@metrorealtyservices.com



**900 Wheeler Rd
Hauppauge, NY 11788**

Property type: Office

Available Size: 5,283
Office size:
Acres: 3.80

Sale Price:
Lease (psf incl tax): \$ 17.95
Tax (psf):

Comments:

560 SF - 6,650 SF Available
Ste 1/1,466sf, Ste 2/1,777sf, Ste 3/750sf
Ste 5/1,290sf, Ste 7/676sf
Units can be combined up to 5,283 sf
Aggressive Lease Deals/Flexible Terms from 1-10yrs

Heat:
Clear Ht:
Power (amps):
Docks:
Drive-Ins:
Sewers:
Parking:

**Available Size
Changed**

Contact:

Joel Gersten/Mort Glick
(631) 770-0700 x6353/6356
joel@metrorealtyservices.com;
mort@metrorealtyservices.com



**70 E Old Country Rd
Hicksville, NY 11801**

Property type: Office

Available Size: 1,200
Office size: 1,200
Acres:

Sale Price:
Lease (psf incl tax): See Comments
Tax (psf):

Comments:

1,200 sf Suite - First Floor
Abundant On-site Parking
24/7 Access
Excellent Window Ratio
Separately Controlled Utilities
Immediate Possession

Heat:
Clear Ht:
Power (amps):
Docks:
Drive-Ins:
Sewers:
Parking:

Contact:

Joel Gersten/Mort Glick
(631) 770-0700 x6353/6356
joel@metrorealtyservices.com;
mort@metrorealtyservices.com



**695 S Broadway
Massapequa, NY 11758**

Property type: Office

Available Size: 2,500
Office size:
Acres: 0.31

Sale Price: \$ 449,000
Lease (psf incl tax):
Tax (psf): \$ 10.00

Comments:

Great Redevelopment Site
Office/Retail
Good Parking
Main Road Visibility

Heat:
Clear Ht:
Power (amps):
Docks:
Drive-Ins:
Sewers:
Parking:

PRICE REDUCED

Contact:

Andy Blumenthal
(631) 770-0700 x6363
andy@metrorealtyservices.com



**319 E Main St
Smithtown, NY 11787**

Property type: Office

Available Size: 1,560 Sale Price: \$ 399,000
Office size: Lease (psf incl tax):
Acres: Tax (psf): \$ 7.19

Comments:

Condo Unit For Sale In Smithtown Professional Park
Condo Is Presently Occupied By Physical Therapy P
Excellent On-Site Parking
Common Area Maintenance Charges - \$440 / per month

Heat:
Clear Ht:
Power (amps):
Docks:
Drive-Ins:
Sewers:
Parking:

Contact:

Joel Gersten/Mort Glick
(631) 770-0700 x6353/6356
joel@metrorealtyservices.com;
mort@metrorealtyservices.com



**100 E Mineola Ave
Valley Stream, NY 11580**

Property type: Office

Available Size: 1,700 Sale Price:
Office size: 1,700 Lease (psf incl tax): \$ 12.00
Acres: 0.85 Tax (psf):

Comments:

1,700 sf Office Space on 2nd Floor
consisting of private offices, conference room
and bullpen area

Heat:
Clear Ht:
Power (amps):
Docks:
Drive-Ins:
Sewers: Y
Parking: 100

Contact:

Mark Timpone
(631) 770-0700 x6361
mark@metrorealtyservices.com



**14 W Hawthorne Ave
Valley Stream, NY 11580**

Property type: Office

Available Size: 560 Sale Price:
Office size: Lease (psf incl tax): See Comments
Acres: Tax (psf):

Comments:

\$1,500 Per Month - All Inclusive
One General Office / Two Private Offices
Additional 12'x14' area available for files / stor
Immediate Possession - Lease Term Flexible
Municipal Parking Across Street
Walking Distance To Valley Stream LIRR

Heat:
Clear Ht:
Power (amps):
Docks:
Drive-Ins:
Sewers:
Parking:

Contact:

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(631) 770-0700 x6353/6356
joel@metrorealtyservices.com;
mort@metrorealtyservices.com



**245 Rte 109
West Babylon, NY 11704**

Property type: Office

Available Size: 7,100
Office size:
Acres:

Sale Price:
Lease (psf incl tax): See Comments
Tax (psf): \$ 1.75

Heat:
Clear Ht:
Power (amps):
Docks:
Drive-Ins:
Sewers:
Parking:

Comments:

2,500 sf on 1st Floor - \$12 psf gr
4,600 sf on 2nd Floor - \$10 psf gr
Will Divide to 1,000'
Units Can be combined
Lease Amounts Include Heat/Electric
Windowed Offices

Contact:

Joel Gersten/Mort Glick
(631) 770-0700 x6353/6356
joel@metrorealtyservices.com;
mort@metrorealtyservices.com



**700 Shames Dr
Westbury, NY 11590**

Property type: Office

Available Size: 1,800
Office size:
Acres:

Sale Price:
Lease (psf incl tax): \$ 18.00
Tax (psf):

Heat:
Clear Ht:
Power (amps):
Docks:
Drive-Ins:
Sewers:
Parking: 5

Comments:

Tenants have own designated front entrance
4 offices, 3 newly renovated bathrooms
New ceiling tile & fresh paint
Area for Breakroom/Kitchen
Secure Unit
Lease: \$18 / Energy: \$3.25

Contact:

David Rotter
(631) 770-0700 x6360
dave@metrorealtyservices.com



**271 Central Ave
Bethpage, NY 11714**

Property type: **Retail**

Available Size: 4,600 Sale Price: \$ 699,000
Office size: 1,500 Lease (psf incl tax): N/A
Acres: 0.12 Tax (psf): \$ 7.09

Comments:

1st FL 2,920 sf: 1,500 Off/Showrm & 1,420 Svc Ar
2nd FL 1,680 sf: Seven Rm Apt - MTM Tenant
Tenant will sign new long-term lease if desired
Central Air Conditioning
Zoned General Bus - Town of Oyster Bay
1,500 sf Basement not incl in sf

Heat:
Clear Ht:
Power (amps):
Docks: 0
Drive-Ins: 2
Sewers:
Parking:

Contact:

Joel Gersten/Mort Glick
(631) 770-0700 x6353/6356

joel@metrorealtyservices.com;
mort@metrorealtyservices.com



**1268-1276 Smithtown Ave
Bohemia, NY 11716**

Property type: **Retail**

Available Size: 7,510 Sale Price: \$ 825,000
Office size:
Acres: Lease (psf incl tax):
Tax (psf): \$ 3.26

Comments:

Office/Retail
2 Story

Heat:
Clear Ht:
Power (amps):
Docks:
Drive-Ins:
Sewers:
Parking:

User/Investor

Contact:

Nick Romano
(631) 770-0700 x6362

nick@metrorealtyservices.com



**900 Wheeler Rd
Hauppauge, NY 11788**

Property type: **Retail**

Available Size: 4,205 Sale Price:
Office size: Lease (psf incl tax): \$ 28.50
Acres: 3.80 Tax (psf):

Comments:

Store #4 - 1,280 sf
Store #6 - 1,075 sf
Store #9 - 1,850 sf

Heat:
Clear Ht:
Power (amps):
Docks:
Drive-Ins:
Sewers:
Parking:

**Available Size
Changed**

Contact:

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mort@metrorealtyservices.com



920 Wellwood Ave
Lindenhurst, NY 11757

Property type: **Retail**

Available Size: 12,000
Office size: 4,000
Acres: 0.53

Sale Price: \$ 1,150,000
Lease (psf incl tax):
Tax (psf): \$ 3.20

Heat: Oil/Gas
Clear Ht: 12'
Power (amps): 600 (2)
Docks: 0
Drive-Ins: 6
Sewers:
Parking:

Comments:

Just South of Route 109
Frontage on Wellwood Ave
Paper street could be made available
Can be delivered vacant or partially occupied

Contact:

Rick Falco
(631) 770-0700 x6352
rick@metrorealtyservices.com



695 S Broadway
Massapequa, NY 11758

Property type: **Retail**

Available Size: 2,500
Office size:
Acres: 0.31

Sale Price: \$ 449,000
Lease (psf incl tax):
Tax (psf): \$ 10.00

Heat:
Clear Ht:
Power (amps):
Docks:
Drive-Ins:
Sewers:
Parking:

PRICE REDUCED

Comments:

Great Redevelopment Site
Office/Retail
Good Parking
Main Road Visibility

Contact:

Andy Blumenthal
(631) 770-0700 x6363
andy@metrorealtyservices.com



25 Railroad Ave
Ronkonkoma, NY 11779

Property type: **Retail**

Available Size: 900
Office size:
Acres:

Sale Price:
Lease (psf incl tax): \$ 21.33
Tax (psf):

Heat: Gas
Clear Ht:
Power (amps):
Docks:
Drive-Ins:
Sewers:
Parking:

Comments:

Part of 6,750 sf Retail
Visability to 17,000 passengers per day
Across from Ronkonkoma Railroad Station
\$1,600/month gross

Contact:

Nick Romano
(631) 770-0700 x6362
nick@metrorealtyservices.com



REALTY SERVICES LLC

Exclusive Listings Report July 2017



248 Hempstead Tpke
West Hempstead, NY 11552

Property type: Retail

Available Size: 6,020
Office size:
Acres: 0.09

Sale Price: \$ 649,000
Lease (psf incl tax):
Tax (psf): \$ 6.72

Heat:
Clear Ht:
Power (amps):
Docks:
Drive-Ins:
Sewers:
Parking:

Comments:

3,120 sf Ground Level / 2,900 sf Lower Level
New Storefront, Roof, HVAC, Walls & Floors
4 Handicapped Accessible Lavatories & Kitchenette
Taxes: \$40,448
Owner Financing Available!

Contact:

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mort@metrorealtyservices.com



REALTY SERVICES LLC

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Exclusive Listings Report July 2017

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