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Exclusive Listings Report September 2018

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INDUSTRIAL

Page#	City	Address	Size	Acres	Changes
2	Amityville	25 DeForest St	10,000	0.50	
2	Bay Shore	2 Cherry St	5,220	0.25	
2	Bay Shore	45 Sweeneydale Ave	8,250	1.40	Cross-Dock Terminal - 25 Doors Available
3	Bellmore	2558 N Jerusalem Ave	4,782		
3	Bellmore	2558 N Jerusalem Rd	22,274	0.49	
3	Bellmore	2558 N Jerusalem Rd	14,692		NEW LISTING
4	Bellport	4 Pinehurst Dr	15,000	3.03	Sale Price Reduced - Now For Lease
4	Bethpage	271 Central Ave	4,600	0.12	
4	Bohemia	1605 Sycamore Ave	3,100		
5	Bohemia	1605 Sycamore Ave D	4,200		Can be combined w/ .33 acres
5	Bohemia	1700 Arctic Ave	6,000	1.00	NEW LISTING
5	Bohemia	N/S Davinci Dr W/O Johnson		2.00	BUILD TO SUIT
6	Central Islip	69 Brightside Ave	1,200	0.53	IN CONTRACT
6	Commack	55 Mall Dr	58,888	4.63	
6	Copiague	610 Oak St	3,904	0.20	BUSINESS INCLUDED
7	Deer Park	40 Burt Dr Suite 6	3,630		IN CONTRACT
7	Deer Park	697 Acorn St Unit C	3,000		
7	Elmont	1325 M St	17,400	0.32	SOLD
8	Farmingdale	19-21 Potter & 20 Murray St	14,517	0.50	IN CONTRACT
8	Farmingdale	92 Central Ave Rear Section Unit B	12,000	4.80	NEW LISTING
8	Freeport	53 Hanse Ave	8,035	0.36	
9	Hauppauge	123 Marcus Blvd	20,000	1.12	LEASED
9	Hauppauge	165 Oser Ave		5.75	
9	Hauppauge	45 Hoffman Ave	15,000	0.92	IN CONTRACT
10	Hicksville	100 Frank Rd	20,000	1.90	
10	Holbrook	Peachtree Ct		4.00	BUILD TO SUIT or LAND SALE
10	Lindenhurst	425 E John St	9,467	0.72	IN CONTRACT
11	Lindenhurst	920 Wellwood Ave	12,474	0.53	
11	Medford	2965 Horseblock Rd	6,000	2.00	IN CONTRACT
11	Medford	7 Commercial Blvd	11,264		Lease Only

INDUSTRIAL (cont.)

Page#	City	Address	Size	Acres	Changes
12	Medford	9 Commercial Blvd	12,046	1.35	LEASED
12	Mineola	166 Herricks Rd	3,600	0.17	
12	Ronkonkoma	110 Remington Blvd	10,000	0.82	IN CONTRACT
13	Ronkonkoma	700 Union Pkwy Unit 5	4,000		IN CONTRACT
13	Ronkonkoma	700 Union Pkwy Unit 6-7	9,600		LEASE POSSIBLE
13	Ronkonkoma	700 Union Pkwy Unit 6-7-8	14,750		LEASE POSSIBLE
14	Ronkonkoma	700 Union Pkwy Unit 8	5,150	0.00	LEASE POSSIBLE
14	Ronkonkoma	E/S Remington Blvd		3.90	BUILD TO SUIT
14	Ronkonkoma	Fleetwood Ct		1.40	BUILD TO SUIT
15	Ronkonkoma	Fleetwood Ct		3.00	BUILD TO SUIT
15	Uniondale	395 Westbury Blvd	36,312	1.34	
15	West Babylon	100 Field St Unit B	2,500		NEW LISTING
16	West Babylon	127 Dale St	22,500	3.70	Occupancy Arranged
16	West Babylon	245 Rte 109	7,600	4.86	NEW LISTING
16	West Babylon	35-45 Kean St	20,419	0.87	CO'd Adult Entertainment
17	West Babylon	45 Kean St	9,600		Available for Lease 11/1/18
17	Westbury	128 Magnolia Ave	14,000	0.67	
17	Yaphank	100 Bellport Ave	15,000		Divides to 7,500 sf
18	Yaphank	28 Old Dock Rd	11,970	1.00	

LAND

Page#	City	Address	Size	Acres	Changes
19	Bayport	E/S Sylvan Ave (Backs on Nichols Rd)		1.76	Industrial Land
19	Bayshore	Sweeneydale Ave		2.00	NEW LISTING
19	Bohemia	1605 Sycamore Ave (Yard)		0.33	Can combine w/ 4,200sf Unit
20	Calverton	Burman Blvd & David Ct N/E/C		5.05	
20	Calverton	Scott Ave & Burman Blvd N/W/C		26.60	
20	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
21	Medford	S Service Rd		5.20	

OFFICE

Page#	City	Address	Size	Acres	Changes
22	Bellmore	2558 N Jerusalem Rd	2,800		Office/ Retail
22	Bohemia	1268-1276 Smithtown Ave	7,510		User/Investor
22	Bohemia	1268-1276 Smithtown Ave	3,392		
23	Calverton	221 David Ct	37,000	14.00	Divisible
23	Commack	55 Mall Dr	10,500		
23	Commack	55 Mall Dr	15,000		New Size
24	Freeport	114 Church St	3,960		
24	Great Neck	320 Northern Blvd	2,193	0.50	
24	Hauppauge	1092 Motor Pkwy	2,400	0.47	
25	Hauppauge	110 Marcus Blvd & 35 Arkay Dr	7,700		
25	Hauppauge	145 Marcus Blvd	5,700	2.50	
25	Hauppauge	165 Oser Ave	17,213	5.75	
26	Hauppauge	175 Engineers Rd	3,575		LEASED
26	Hauppauge	295 Oser Ave	1,400		
26	Hauppauge	900 Wheeler Rd	3,243	3.80	
27	Hicksville	144 W John St	1,800	0.25	NEW LISTING
27	Lindenhurst	450 E John St (aka 450-460 E John St)	2,850	0.82	
27	Smithtown	70 Smithtown Blvd	1,560	0.23	IN CONTRACT
28	Westbury	240 Lincoln Pl	3,000		NEW LISTING

RETAIL

Page#	City	Address	Size	Acres	Changes
29	Bellmore	2558 N Jerusalem Rd	2,800		Office/ Retail
29	Bethpage	271 Central Ave	4,600	0.12	
29	Bohemia	1268-1276 Smithtown Ave	7,510		User/Investor
30	Deer Park	356 Commack Rd	5,565	0.32	INVESTMENT
30	Hauppauge	900 Wheeler Rd	3,525	3.80	
30	Lindenhurst	920 Wellwood Ave	12,474	0.53	
31	Ronkonkoma	25 Railroad Ave	900		

Special

Page#	City	Address	Size	Acres	Changes
32	Lindenhurst	450 E John St (aka 450-460 E John St)	2,850	0.82	



25 DeForest St
Amityville, NY 11701

Property type: **Industrial**

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

Sale Price:
Lease (psf incl tax): \$ 10.00
Tax (psf): \$ 3.00

Comments:

Zoned Light Industrial
Being Completely Renovated Inside & Outside
Rear Yard

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

Contact:

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



2 Cherry St
Bay Shore, NY 11706

Property type: **Industrial**

Available Size: 5,220
Office size: 1,044
Acres: 0.25

Sale Price: \$ 735,000
Lease (psf incl tax):
Tax (psf): \$ 3.32

Comments:

New LED Lighting
±8 year old roof.
Heat & AC ±10 years old
Additional .27 acres can be made available
at additional cost
1 Door 15' Wide

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

Contact:

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

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

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
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mark@metrorealtyservices.com



**2558 N Jerusalem Ave
Bellmore, NY 11710**

Property type: Industrial

Available Size: 4,782
Office size: 1,500
Acres:

Sale Price:
Lease (psf incl tax): \$ 15.00
Tax (psf): \$ 1.90

Heat: Oil/Gas
Clear Ht: 14'
Power (amps): TBD
Docks: 0
Drive-Ins: 2
Sewers:
Parking:

Comments:

Contact:

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



**2558 N Jerusalem Rd
Bellmore, NY 11710**

Property type: Industrial

Available Size: 22,274
Office size: 2,800
Acres: 0.49

Sale Price: \$ 2,772,450
Lease (psf incl tax): \$ 15.00
Tax (psf): \$ 1.90

Heat: Oil/Gas
Clear Ht: 20'
Power (amps): 400
Docks: 1
Drive-Ins: 3
Sewers:
Parking: 10

Comments:

Unique opportunity to a user/investor.
Divisions allow for multiple occupants as well as single user
Great storage space on the lower level as well as mezzanine space in the mid-sections of bldg.
Divides 14,692/4,782/2,800 - Call for info

Contact:

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



**2558 N Jerusalem Rd
Bellmore, NY 11710**

Property type: Industrial

Available Size: 14,692
Office size: 2,000
Acres:

Sale Price:
Lease (psf incl tax): \$ 15.00
Tax (psf): \$ 1.90

Heat: Oil/Gas
Clear Ht: 20'
Power (amps): TBD
Docks: 1
Drive-Ins: 1
Sewers:
Parking:

Comments:

NEW LISTING

Contact:

Mark Timpone
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mark@metrorealtyservices.com



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4 Pinehurst Dr
Bellport, NY 11713

Property type: Industrial

Available Size:	15,000	Sale Price:	\$ 3,295,000	Heat:	Gas
Office size:	3,000	Lease (psf incl tax):	\$ 16.00	Clear Ht:	32'
Acres:	3.03	Tax (psf):	\$ 3.67	Power (amps):	800+

Comments:
 2 Ten-Ton Cranes, 1 Five -Ton Crane
 Built in 2008
 3,000 sf CO'd Mezzanine with 19' clear
 50' Column Spacing
 Alarmed & Security Cameras
 Sewers Connected / Fully Sprinklered

Sale Price Reduced
Now For Lease

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



271 Central Ave
Bethpage, NY 11714

Property type: Industrial

Available Size:	4,600	Sale Price:	\$ 659,000	Heat:	Oil
Office size:	1,500	Lease (psf incl tax):		Clear Ht:	12'
Acres:	0.12	Tax (psf):	\$ 7.09	Power (amps):	TBD

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

Contact:
Joel Gersten/Mort Glick
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joel@metrorealtyservices.com;
mort@metrorealtyservices.com



1605 Sycamore Ave
Bohemia, NY 11716

Property type: Industrial

Available Size:	3,100	Sale Price:		Heat:	Gas
Office size:	0	Lease (psf incl tax):	\$ 10.00	Clear Ht:	15'
Acres:		Tax (psf):		Power (amps):	200

Comments:
 Lease Price: \$2,600/month
 Owner can build an office if needed
 Available ± 8/1/18
 2 Bathrooms
 1,800 sf contiguous can be available next year

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

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

Property type: **Industrial**

Available Size: 4,200 Sale Price:
Office size: 1,000 Lease (psf incl tax): \$ 10.00
Acres: Tax (psf):

Comments:

Lease: \$3,500 / mo - Avail 1/1/19
1/3 Yard Space Also Available @ \$2000/month
Office & bathrooms renovated to suit
If tenant rents yard & bldg will have sole access.
1,800 sf contiguous can be available next year

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

Can be combined w/ .33 acres

Contact:

Jeremy Hackett
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jeremy@metrorealtyservices.com



**1700 Arctic Ave
Bohemia, NY 11716**

Property type: **Industrial**

Available Size: 6,000 Sale Price:
Office size: 1,100 Lease (psf incl tax): \$ 10.50
Acres: 1.00 Tax (psf):

Comments:

POL 12,000 sf Building
Ample Parking
Available November 2018

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

NEW LISTING

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: Sale Price:
Office size: Lease (psf incl tax): See Comments
Acres: 2.00 Tax (psf):

Comments:

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

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

BUILD TO SUIT

Contact:

Nick Romano
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nick@metrorealtyservices.com



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69 Brightside Ave
Central Islip, NY 11722

Property type: Industrial

Available Size: 1,200
Office size: 1,200
Acres: 0.53

Sale Price: \$ 499,000
Lease (psf incl tax):
Tax (psf): See Comments

Comments:
Used for outdoor storage
Huge Yard, Fully Fenced
Building has basement
New HVAC in office
Approx Taxes: \$17,385/yr
Owner will hold mortgage

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

IN CONTRACT

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



55 Mall Dr
Commack, NY 11725

Property type: Industrial

Available Size: 58,888
Office size: 20,120
Acres: 4.63

Sale Price: \$ 10,650,000
Lease (psf incl tax):
Tax (psf): \$ 2.69

Comments:
Renovated in 2008-09 including new roof membrane,
beautiful office space
Wired cubicles (75) can also be purchased

Heat: Gas
Clear Ht: 18'
Power (amps): 1200
Docks: 2
Drive-Ins: 2
Sewers: No
Parking: 196

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



610 Oak St
Copiague, NY 11726

Property type: Industrial

Available Size: 3,904
Office size: 400
Acres: 0.20

Sale Price: \$ 1,499,000
Lease (psf incl tax):
Tax (psf): \$ 5.02

Comments:
Zoned Auto Body
Fenced Yard
BUSINESS INCLUDED
New LED Lighting
Air Lines Throughout
Security System Included

Heat: Oil
Clear Ht: 10' 3"
Power (amps): 400
Docks: 0
Drive-Ins: 4
Sewers:
Parking:

BUSINESS INCLUDED

Contact:
Jeremy Hackett/Rick Falco
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rick@metrorealtyservices.com

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40 Burt Dr Suite 6
Deer Park, NY 11729

Property type: **Industrial**

Available Size: 3,630
Office size: 700
Acres:

Sale Price: \$ 567,000
Lease (psf incl tax): See Comments
Tax (psf): \$ 3.43

Heat: TBD
Clear Ht: 15' 3"
Power (amps): 200
Docks: 0
Drive-Ins: 1
Sewers: No
Parking: 7

IN CONTRACT

Comments:

Oversized loading door (14' high)
7 Reserved Parking Spots + Visitor
Renovated ±3 years ago, New HVAC in office.
Near Tanger Outlets
Lease Possible
Owner Financing Possible

Contact:

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



697 Acorn St Unit C
Deer Park, NY 11729

Property type: **Industrial**

Available Size: 3,000
Office size: 450
Acres:

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

Heat: Gas
Clear Ht: 17' 6"
Power (amps): 200
Docks: 0
Drive-Ins: 1
Sewers:
Parking:

Contact:

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

Comments:

Huge lot for parking of trucks/vehicles
(Fenced & Gated). Price includes three 40' deep
spaces for trucks, equipment or storage container.
Clear span, no columns in warehouse
Additional mezzanine space not incl in sf.
Available Immediately



1325 M St
Elmont, NY 11003

Property type: **Industrial**

Available Size: 17,400
Office size: 2,000
Acres: 0.32

Sale Price: \$ 2,500,000
Lease (psf incl tax):
Tax (psf): \$ 2.43

Heat: Oil
Clear Ht: 12'-14'
Power (amps): 400
Docks: 1
Drive-Ins: 1
Sewers:
Parking: 18

SOLD

Contact:

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

Comments:

Main Level: 14' / 1 Dock
Lower Level: 12' 1 Drive-in
Separate Meters
Good electrical distribution
Close to Queens Border / JFK Airport



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

Property type: Industrial

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

Sale Price: \$ 1,199,000
Lease (psf incl tax):
Tax (psf): \$ 4.24

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

IN CONTRACT

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

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



**92 Central Ave Rear Sec Unit B
Farmingdale, NY 11735**

Property type: Industrial

Available Size: 12,000
Office size: 600
Acres: 4.80

Sale Price:
Lease (psf incl tax): \$ 12.20
Tax (psf): See Comments

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

**NEW LISTING
Sub-Lease**

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

Comments:

Warehouse divided by fencing from
other section of unit
Sublease runs through October 2023
New Warehouse Lighting / Fully Racked
Lease: \$12.20 + \$1.50 utilities
Must Sublease for Entire Term



**53 Hanse Ave
Freeport, NY 11520**

Property type: Industrial

Available Size: 8,035
Office size: 2,315
Acres: 0.36

Sale Price: \$ 1,950,000
Lease (psf incl tax):
Tax (psf): \$ 6.84

Heat: Gas
Clear Ht: 28'6"
Power (amps): 600
Docks: 0
Drive-Ins: 3
Sewers: Yes
Parking:

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

Comments:

Fenced Yard With Electric Gate
Heavy Floor Load Concrete Mezzanine
Freeport Electric
Sewers
Move-In Condition



**123 Marcus Blvd
Hauppauge, NY 11788**

Property type: Industrial

Available Size: 20,000 Sale Price:
Office size: 3,000 Lease (psf incl tax): \$ 9.75
Acres: 1.12 Tax (psf): See Comments

Comments:

Can only be shown Wed 12-4pm & Fri 9am-12:30pm
Future purchase rights considered
Bldg demised at 15,000 & 5,000 sf
separate entrances, loading, meters, etc.
Full A/C in 5,000 sf section
LED lighting throughout warehouse area

Heat: Gas
Clear Ht: 15'
Power (amps): 1600
Docks: 2
Drive-Ins: 2
Sewers:
Parking: 0

LEASED

Contact:

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



**165 Oser Ave
Hauppauge, NY 11788**

Property type: Industrial

Available Size: Sale Price: \$ 7,999,000
Office size: Lease (psf incl tax):
Acres: 5.75 Tax (psf):

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

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

Contact:

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



**45 Hoffman Ave
Hauppauge, NY 11788**

Property type: Industrial

Available Size: 15,000 Sale Price: \$ 1,935,000
Office size: 2,200 Lease (psf incl tax):
Acres: 0.92 Tax (psf): \$ 1.98

Comments:

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

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

IN CONTRACT

Contact:

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



**100 Frank Rd
Hicksville, NY 11801**

Property type: Industrial

Available Size:	20,000	Sale Price:	\$ 3,900,000	Heat:	Gas/Was
Office size:	2,000	Lease (psf incl tax):		Clear Ht:	12'/22'
Acres:	1.90	Tax (psf):	\$ 4.49	Power (amps):	1600

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

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):	See Comments	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



**425 E John St
Lindenhurst, NY 11757**

Property type: Industrial

Available Size:	9,467	Sale Price:	\$ 1,250,000	Heat:	Gas
Office size:	947	Lease (psf incl tax):		Clear Ht:	12'-14'
Acres:	0.72	Tax (psf):	\$ 2.93	Power (amps):	TBD

Comments:
 Taxes: ±\$27,692
 New Roof, Sewers, Large Fenced Yard
 Multiple Units, ±857 sf house on property
 Can be delivered with tenants
 or partially vacant for user
 Permitted Auto Repair/Auto Body

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: 12,474
Office size: 4,000
Acres: 0.53

Sale Price: \$ 1,250,000
Lease (psf incl tax):
Tax (psf): \$ 3.23

Heat: Oil/Gas
Clear Ht: 12'
Power (amps): 600 (3)
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



**2965 Horseblock Rd
Medford, NY 11763**

Property type: Industrial

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

Sale Price: \$ 1,995,000
Lease (psf incl tax):
Tax (psf): \$ 4.64

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

IN CONTRACT

Contact:

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



**7 Commercial Blvd
Medford, NY 11763**

Property type: Industrial

Available Size: 11,264
Office size: 1,260
Acres:

Sale Price:
Lease (psf incl tax): \$ 15.00
Tax (psf): \$ 2.49

Heat: Electric
Clear Ht: 24' 6"
Power (amps): 400
Docks: 0
Drive-Ins: 4
Sewers: N
Parking: 0

Comments:

Lease Only

Contact:

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



**9 Commercial Blvd
Medford, NY 11763**

Property type: Industrial

Available Size: 12,046
Office size: 2,000
Acres: 1.35

Comments:

Sale Price:
Lease (psf incl tax): \$ 15.00
Tax (psf): \$ 2.49

Heat: Oil
Clear Ht: 21'-25'
Power (amps): 400
Docks: 2
Drive-Ins: 5
Sewers:
Parking:

LEASED

Contact:

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



**166 Herricks Rd
Mineola, NY 11501**

Property type: Industrial

Available Size: 3,600
Office size: 3,145
Acres: 0.17

Comments:

Sale Price: \$ 1,095,000
Lease (psf incl tax): \$ 22.00
Tax (psf): \$ 7.14

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

Contact:

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



**110 Remington Blvd
Ronkonkoma, NY 11779**

Property type: Industrial

Available Size: 10,000
Office size: 1,300
Acres: 0.82

Comments:

Can be delivered vacant or owner can possibly stay in half
Large yard space
Transformer on site
3300sf footing in ground for possible expansion
Built in 1984

Sale Price: \$ 1,650,000
Lease (psf incl tax):
Tax (psf): \$ 2.46

Heat: Gas
Clear Ht: 14'
Power (amps): 400
Docks: 1
Drive-Ins: 0
Sewers:
Parking:

IN CONTRACT

Contact:

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



**700 Union Pkwy Unit 5
Ronkonkoma, NY 11779**

Property type: Industrial

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

Sale Price: \$ 600,000
Lease (psf incl tax): See Comments
Tax (psf): \$ 2.08

Comments:

CAM \$324 / month
Full A/C
1,700 sf usable mezzanine not included in sf
1 minute to LIE Exit 59
2 blocks north of Veterans Highway
Near MacArthur Airport & Ronkonkoma Railroad Stati

Heat: Gas
Clear Ht: 18'
Power (amps): 400
Docks: 1
Drive-Ins: 1
Sewers: No
Parking:

IN CONTRACT

Contact:

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



**700 Union Pkwy Unit 6-7
Ronkonkoma, NY 11779**

Property type: Industrial

Available Size: 9,600
Office size: 1,600
Acres:

Sale Price: \$ 1,350,000
Lease (psf incl tax): See Comments
Tax (psf): \$ 2.08

Comments:

CAM \$777 / month
Full A/C
2,500 sf usable mezzanine not included in sf
1 minute to LIE Exit 59
2 blocks north of Veterans Highway
Near MacArthur Airport & Ronkonkoma Railroad Stati

Heat: Gas
Clear Ht: 18'
Power (amps): 1600
Docks: 2
Drive-Ins: 2
Sewers:
Parking:

LEASE POSSIBLE

Contact:

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



**700 Union Pkwy Unit 6-7-8
Ronkonkoma, NY 11779**

Property type: Industrial

Available Size: 14,750
Office size: 2,600
Acres:

Sale Price: \$ 2,095,000
Lease (psf incl tax): See Comments
Tax (psf): \$ 2.08

Comments:

CAM: \$1,194.57
Full A/C
2,500 sf usable mezzanine not included in sf
1 minute to LIE Exit 59
2 blocks north of Veterans Highway
Near MacArthur Airport & Ronkonkoma Railroad Stati

Heat: Gas
Clear Ht: 18'
Power (amps): 1600/20
Docks: 3
Drive-Ins: 3
Sewers:
Parking:

LEASE POSSIBLE

Contact:

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



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700 Union Pkwy Unit 8
Ronkonkoma, NY 11779

Property type: Industrial

Available Size:	5,150	Sale Price:	\$ 745,000	Heat:	Gas
Office size:	1,000	Lease (psf incl tax):	See Comments	Clear Ht:	18'
Acres:		Tax (psf):	\$ 2.08	Power (amps):	200

Comments:
 CAM Charges: \$417.57 per month
 1,000sf useable mezzanine (not included in size)
 1 minute to LIE Exit 59
 2 blocks north of Veterans Highway
 Near MacArthur Airport & Ronkonkoma Railroad Stati

LEASE POSSIBLE

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



E/S Remington Blvd
Ronkonkoma, NY 11779

Property type: Industrial

Available Size:		Sale Price:		Heat:	Gas
Office size:		Lease (psf incl tax):	See Comments	Clear Ht:	BTS
Acres:	3.90	Tax (psf):		Power (amps):	BTS

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

BUILD TO SUIT

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



Fleetwood Ct
Ronkonkoma, NY 11779

Property type: Industrial

Available Size:		Sale Price:		Heat:	Gas
Office size:		Lease (psf incl tax):	See Comments	Clear Ht:	BTS
Acres:	1.40	Tax (psf):		Power (amps):	BTS

Comments:
 Build to Suit up to 17,000 sf
 Parking To Code

BUILD TO SUIT

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

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The information in this report has been obtained from sources believed reliable. We do not doubt its accuracy but have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You should conduct an individual evaluation with your own advisors as to the suitability of this property.



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Fleetwood Ct
Ronkonkoma, NY 11779

Property type: Industrial

Available Size:
Office size:
Acres: 3.00

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

Comments:
Build to Suit up to 30,000 sf
Parking To Code

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



395 Westbury Blvd
Uniondale, NY 11553

Property type: Industrial

Available Size: 36,312
Office size: 6,553
Acres: 1.34

Sale Price: \$ 6,750,000
Lease (psf incl tax): \$ 13.50
Tax (psf): \$ 3.15

Comments:
Large Fenced Yard
New LED Lighting
Zoned Lt Mfg in Town of Hempstead
Built in 1962

Heat: Gas
Clear Ht: 16'
Power (amps): 2000
Docks: 3
Drive-Ins: 1
Sewers: Yes
Parking:

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



100 Field St Unit B
West Babylon, NY 11704

Property type: Industrial

Available Size: 2,500
Office size: 250
Acres:

Sale Price:
Lease (psf incl tax): \$ 10.32
Tax (psf):

Comments:
Part Of Larger 8,000sf Building
Ample Parking
Occupancy - Fall 2018
Lease Price: \$2,150.000 Per Month Gross

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

LEASE OUT

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

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**127 Dale St
West Babylon, NY 11704**

Property type: Industrial

Available Size: 22,500 Sale Price:
Office size: 2,500 Lease (psf incl tax): See Comments
Acres: 3.70 Tax (psf): See Comments

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

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

Occupancy Arranged

Contact:

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



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

Property type: Industrial

Available Size: 7,600 Sale Price: N/A
Office size: 0 Lease (psf incl tax): \$ 12.00
Acres: 4.86 Tax (psf):

Comments:

Rental Price Includes Heat & Lighting
Non Contiguous Office Can Be Rented Separately.
POL 85,000 sf Building

Heat: Gas
Clear Ht: 18
Power (amps): TBD
Docks: 2
Drive-Ins: 0
Sewers:
Parking:

NEW LISTING

Contact:

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



**35-45 Kean St
West Babylon, NY 11704**

Property type: Industrial

Available Size: 20,419 Sale Price: \$ 3,500,000
Office size: 2,042 Lease (psf incl tax):
Acres: 0.87 Tax (psf): \$ 2.77

Comments:

±10,000 sf Zoned Adult Entertainment
C/O Transferable (No Restrictions)
Turn Key Business
Building is Divisible with 6 Meters
Owner Financing Possible

Heat: Gas
Clear Ht: 12'9"-16'6"
Power (amps): 1600
Docks: 0
Drive-Ins: 6
Sewers:
Parking:

CO'd Adult Entertainment

Contact:

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



45 Kean St
West Babylon, NY 11704

Property type: **Industrial**

Available Size: 9,600
Office size: 3,168
Acres: 1.00

Comments:
Fenced yard

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

Heat: Gas
Clear Ht: 13'/16'
Power (amps): 800
Docks: 0
Drive-Ins: 2-3
Sewers:
Parking:

Available for Lease
11/1/18

Contact:
Jeremy Hackett/Rick Kreindler
(631) 770-0700 x6359/6373
jeremy@metrorealtyservices.com



128 Magnolia Ave
Westbury, NY 11590

Property type: **Industrial**

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

Comments:
Property Street-Street (back street is Garden St)
Great loading in rear of building
Abundant parking / YARD SPACE
3,000sf mezzanine (not included in 14,000 sf)
Possession Arranged

Sale Price: \$ 3,100,000
Lease (psf incl tax): \$ 15.00
Tax (psf): \$ 4.19

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



100 Bellport Ave
Yaphank, NY 11980

Property type: **Industrial**

Available Size: 15,000
Office size: 0
Acres:

Comments:
#1-7,500 sf w/ 10% office 1 Drive-in
#2-7,500 sf w/ No Office & 2 Docks
Space #1 has 3-ton Overhead Crane
No Columns

Sale Price:
Lease (psf incl tax): \$ 9.60
Tax (psf): See Comments

Heat: Gas
Clear Ht: 20'-27'
Power (amps): 400
Docks: 2
Drive-Ins: 1
Sewers:
Parking: 0

Divides to 7,500 sf

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



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28 Old Dock Rd
Yaphank, NY 11980

Property type: Industrial

Available Size: 11,970
Office size: 2,400
Acres: 1.00

Comments:

Outdoor Storage
Just off LIE
Built in 2008
New LED Lighting
Occupancy to be determined
IDA Benefits Possible

Sale Price: See Comments
Lease (psf incl tax):
Tax (psf): \$ 2.67

Heat: Gas
Clear Ht: 15' 4"
Power (amps): ±400
Docks: 0
Drive-Ins: 5
Sewers: N
Parking:

Contact:

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



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Sweeneydale Ave
Bay Shore, NY 11706

Property type: Land

Available Size:
Office size:
Acres: 2.00

Comments:

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

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

NEW LISTING

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

Sale Price: \$ 525,000
Lease (psf incl tax):
Tax (psf): See Comments

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

Industrial Land

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

Comments:

Lease: \$2000/month

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

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

Can combine w/ 4,200sf Unit

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

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

Property type: Land

Available Size: Sale Price: \$ 1,565,500
Office size: Lease (psf incl tax): See Comments
Acres: 5.05 Tax (psf): See Comments

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:

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



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

Property type: Land

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

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)

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

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: Sale Price: \$ 1,500,000
Office size: Lease (psf incl tax): See Comments
Acres: 1.35 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

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



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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): See Comments

Comments:
945' Frontage on N Service Rd
Owner will consider sale contingent to site plan
approvsl & 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: \$ 2,080,000
Office size: Lease (psf incl tax):
Acres: 5.20 Tax (psf): See Comments

Comments:
300' ± Frontage on S Service Rd

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

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



**2558 N Jerusalem Rd
Bellmore, NY 11710**

Property type: Office

Available Size: 2,800
Office size: 1,400
Acres:

Comments:

Sale Price:
Lease (psf incl tax): \$ 15.00
Tax (psf): \$ 1.90

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

Office / Retail

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



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

Property type: Office

Available Size: 7,510
Office size:
Acres:

Comments:

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

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

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

User/Investor

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



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

Property type: Office

Available Size: 3,392
Office size:
Acres:

Comments:

1,500 sf Off/Retail 1st FL \$13+util -LEASED
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.

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

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



221 David Ct
Calverton, NY 11933

Property type: Office

Available Size: 37,000
Office size: 42,500
Acres: 14.00

Comments:

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

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

Contact:

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



55 Mall Dr
Commack, NY 11725

Property type: Office

Available Size: 15,000
Office size:
Acres:

Comments:

Includes Front Entrance
8,000 also available @ \$16.25
10,500 also available @ \$15.75 + Utilities

Sale Price:
Lease (psf incl tax): \$ 20.00
Tax (psf):

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

New Size

Contact:

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



55 Mall Dr
Commack, NY 11725

Property type: Office

Available Size: 10,500
Office size: 8,200
Acres:

Comments:

Private Ent/Outside Picnic Area/8 Enclosed Offices
Abundant Amount of Wired Work Stations
Abundant Parking
Lease: \$15.75 psf gr + \$3.50 util. for 10,500 sf
Also can lease 8,000 sf @ \$16.25

Sale Price:
Lease (psf incl tax): \$ 15.75
Tax (psf):

Heat:
Clear Ht:
Power (amps):
Docks:
Drive-Ins:
Sewers:
Parking: 60

Contact:

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



114 Church St
Freeport, NY 11520

Property type: Office

Available Size: 3,960
Office size:
Acres:

Sale Price:
Lease (psf incl tax): \$ 12.00
Tax (psf): \$ 2.21

Comments:

Newly renovated, very clean & well maintained
Some office can be removed to create warehouse

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

Contact:

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



320 Northern Blvd
Great Neck, NY 11020

Property type: Office

Available Size: 2,193
Office size:
Acres: 0.50

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

Comments:

Full Service, Ample Parking
Lease Price Includes Electric, HVAC & Cleaning
Available 1st Floor: 1,497sf (546sf LEASED)
Available 2nd Floor: 277sf & 419sf

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



1092 Motor Pkwy
Hauppauge, NY 11788

Property type: Office

Available Size: 2,400
Office size:
Acres: 0.47

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

Comments:

Zoned GSD (Med/Daycare/Prof)
5 camera security system
Renovated 1984
In ground sprinklers
Taxes \$22,500/year

Heat: Oil (3)
Clear Ht:
Power (amps): 200
Docks:
Drive-Ins:
Sewers:
Parking: 17

Contact:

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



**110 Marcus Blvd & 35 Arkay Dr
Hauppauge, NY 11788**

Property type: Office

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

Sale Price:
Lease (psf incl tax): \$ 16.75
Tax (psf):

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

Comments:
28,392 sf & 30,000 sf bldgs
Low Loss Factor
Landlord will build out suite
3,700 sf / 4,000 sf / 7,700 sf

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



**145 Marcus Blvd
Hauppauge, NY 11788**

Property type: Office

Available Size: 5,700
Office size: 5,700
Acres: 2.50

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

Heat:
Clear Ht:
Power (amps):
Docks:
Drive-Ins:
Sewers:
Parking: 35

Comments:
Corner Unit, 11 Private Offices, Large Conf Rm, Bu
16 work stations, kitchen, server room
In Suite Bathrooms
Separately metered electr
Can be delivered fully furnished
Sub-lease through 9/30/22, longer possible

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



**165 Oser Ave
Hauppauge, NY 11788**

Property type: Office

Available Size: 17,213
Office size: 17,213
Acres: 5.75

Sale Price: \$ 7,999,000
Lease (psf incl tax): \$ 22.50
Tax (psf): See Comments

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

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

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: 3,575 Sale Price:
Office size: 3,575 Lease (psf incl tax): \$ 11.50
Acres: Tax (psf):

Comments:

Self Contained Suite / No Loss Factor
Brand New Kitchen
Immediate Occupancy
Lease: \$11.50 + \$3.50 utilites
inclusive of CAM
SMALLER SPACE SIZES POSSIBLE

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

LEASED

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: 1,400 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: 3,243 Sale Price:
Office size: 3,243 Lease (psf incl tax): \$ 17.95
Acres: 3.80 Tax (psf):

Comments:

462 SF - 1,350 SF Available
Ste 210 B/462 SF, Ste 205/550sf, Ste 270/1,035sf
Ste 265/1,200sf, Ste 250/1,350sf
Agressive Lease Deals
Flexible Terms from 1-10yrs

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



144 W John St
Hicksville, NY 11801

Property type: Office

Available Size: 1,800
Office size:
Acres: 0.25

Sale Price: \$ 849,600
Lease (psf incl tax):
Tax (psf): \$ 6.31

Comments:

Two story building
Add'l 650± sf finished basement & storage attic
15 car on-site parking
Commercial zoning

Heat:
Clear Ht:
Power (amps):
Docks:
Drive-Ins:
Sewers:
Parking: 15

NEW LISTING

Contact:

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



450 E John St (aka 450-460 E John St)
Lindenhurst, NY 11757
Property type: Office

Available Size: 2,850
Office size:
Acres: 0.82

Sale Price: \$ 724,900
Lease (psf incl tax):
Tax (psf):

Comments:

Taxes: Exempt
450 E John St (aka 450-460 E John St)
±127 Seat Capacity Rectory
Zoned Residential B but
c/o'd Worship Hall

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

Contact:

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



70 Smithtown Blvd
Smithtown, NY 11787

Property type: Office

Available Size: 1,560
Office size:
Acres: 0.23

Sale Price: \$ 429,000
Lease (psf incl tax):
Tax (psf): \$ 6.45

Comments:

Roof & HVAC Under 5 Years Old
Thermal Pane Windows Throughout
Oversized Plot For Expansion Or Additional Parking
Zoned Neighborhood Business "NB"

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

IN CONTRACT

Contact:

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



**240 Lincoln Pl
Westbury, NY 11590**

Property type: Office

Available Size: 3,000
Office size:
Acres:

Comments:

1,500 sf Upper Level
1,500 sf Lower Level
Large Municipal Parking Adjacent to Property
Across From Westbury Village Hall

Sale Price: \$ 799,000
Lease (psf incl tax):
Tax (psf):

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

NEW LISTING

Contact:

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

joel@metrorealtyservices.com;
mort@metrorealtyservices.com



**2558 N Jerusalem Ave
Bellmore, NY 11710**

Property type: Retail

Available Size: 2,800
Office size: 1,400
Acres:

Comments:

Sale Price:
Lease (psf incl tax): \$ 15.00
Tax (psf): \$ 1.90

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

Office / Retail

Contact:

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



**271 Central Ave
Bethpage, NY 11714**

Property type: Retail

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

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

Sale Price: \$ 659,000
Lease (psf incl tax):
Tax (psf): \$ 7.09

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

Contact:

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(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
Office size:
Acres:

Comments:

Office/Retail
2 Story

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

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

User/Investor

Contact:

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



**356 Commack Rd
Deer Park, NY 11729**

Property type: **Retail**

Available Size: 5,565
Office size: 2,465
Acres: 0.32

Sale Price: \$ 995,000
Lease (psf incl tax):
Tax (psf): \$ 3.43

Comments:

Leased to Hounds Town until Jan 2027
Newly Renovated
New HVAC
7% Cap Rate
Located just south of Tanger Outlets

Heat: Gas
Clear Ht: 12'
Power (amps): 600
Docks: 0
Drive-Ins: 3
Sewers: No
Parking:

INVESTMENT

Contact:

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



**900 Wheeler Rd
Hauppauge, NY 11788**

Property type: **Retail**

Available Size: 3,525
Office size:
Acres: 3.80

Sale Price:
Lease (psf incl tax): \$ 28.50
Tax (psf):

Comments:

Store #4 - 1,280 sf
Store #5 - 1,170 sf WET USE
Store #6 - 1,075 sf

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

Contact:

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mort@metrorealtyservices.com



**920 Wellwood Ave
Lindenhurst, NY 11757**

Property type: **Retail**

Available Size: 12,474
Office size: 4,000
Acres: 0.53

Sale Price: \$ 1,250,000
Lease (psf incl tax):
Tax (psf): \$ 3.20

Comments:

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

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

Contact:

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



REALTY SERVICES LLC

Exclusive Listings Report September 2018



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
Visibility 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 September 2018



450 E John St
(aka 450-460 E John St)
Lindenhurst, NY 11757
Property type: Special

Available Size: 2,850
Office size:
Acres: 0.82

Sale Price: \$ 724,900
Lease (psf incl tax):
Tax (psf):

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

Comments:

Taxes: Exempt
Connected to Sewers, Full A/C
±127 Seat Capacity Rectory
Zoned Residential B but
c/o'd Worship Hall

Contact:

Jeremy Hackett/Rick Falco
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REALTY SERVICES LLC

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Exclusive Listings Report September 2018

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