



1111 Broadhollow Road, Suite 222  
Farmingdale, NY 11735  
Phone: (631) 770-0700  
Fax: (631) 770-0710  
Email: [info@metrorealtyservices.com](mailto:info@metrorealtyservices.com)  
[www.metrorealtyservices.com](http://www.metrorealtyservices.com)

## Exclusive Listings Report December 2017

Tel: 631-770-0700 Fax: 631-770-0710

E-mail: [info@metrorealtyservices.com](mailto:info@metrorealtyservices.com)

[www.metrorealtyservices.com](http://www.metrorealtyservices.com)

**INDUSTRIAL**

Page#	City	Address	Size	Acres	Changes
2	Amityville	25 DeForest St	12,560	0.50	Updated Info
2	Amityville	51 Sprague Ave	3,400	0.15	
2	Bay Shore	2 Cherry St	5,220	0.25	
3	Bay Shore	45 Sweeneydale Ave	8,250	1.40	Cross-Dock Terminal - 25 Doors Available
3	Bethpage	271 Central Ave	4,600	0.12	CONTRACT OUT
3	Bohemia	1605 Sycamore Ave D	4,200		Can be combined with .33 acres
4	Bohemia	N/S Davinci Dr W/O Johnson		2.00	BUILD TO SUIT
4	Central Islip	135 Brightside Ave	4,800	0.23	
4	Copiague	545 Oak St	4,020	0.30	BUSINESS INCLUDED
5	Copiague	598 Oak St	12,800	0.46	BUSINESS INCLUDED
5	Copiague	610 Oak St	3,904	0.20	BUSINESS INCLUDED
5	Elmont	1325 M St	17,400	0.32	NEW LISTING
6	Elmont	481 Meacham Ave	5,096	0.17	Available Immediately
6	Farmingdale	1640 New Hwy	9,700		LEASE OUT
6	Farmingdale	19-21 Potter & 20 Murray St	14,517	0.50	
7	Farmingdale	92 Central Ave	20,000		
7	Floral Park	12 Van Buren Ave	2,800	0.18	
7	Freeport	53 Hanse Ave	8,035	0.36	
8	Hauppauge	165 Oser Ave		5.70	
8	Hauppauge	1765 Expressway Dr N	51,140	3.64	IN CONTRACT
8	Hauppauge	45 Hoffman Ave	15,000	0.92	
9	Hauppauge	65 Commerce Dr	45,738	2.50	No Longer For Sale
9	Hauppauge	65 Commerce Dr (Front Unit)	24,554	2.50	
9	Hauppauge	65 Commerce Dr (Rear Unit)	21,184	2.50	LEASED
10	Hempstead	495 Peninsula Blvd	15,330	0.45	Building & Business For Sale
10	Hicksville	100 Frank Rd	20,000	1.90	
10	Holbrook	Peachtree Ct		4.00	BUILD TO SUIT or LAND SALE
11	Lindenhurst	175 E Hoffman Ave	12,200	0.43	
11	Lindenhurst	181 E Hoffman Ave	12,870	0.42	IN CONTRACT
11	Lindenhurst	425 E John St	9,467	0.72	NEW LISTING

**INDUSTRIAL (cont.)**

Page#	City	Address	Size	Acres	Changes
12	Lindenhurst	920 Wellwood Ave	12,000	0.53	
12	Medford	2965 Horseblock Rd	6,000	2.00	
12	Melville	65 Maxess Rd	51,780	4.10	Rental price TBD by work
13	Mineola	207 Elm Pl	6,051	0.17	LEASED
13	Mineola	88 Windsor Ave	6,980	0.18	
13	New Hyde Park	2110 Jericho Tpke	5,428	0.19	Building & Business
14	Ronkonkoma	110 Remington Blvd	6,135	0.82	
14	Ronkonkoma	1900 Lakeland Ave	9,000	0.67	SOLD
14	Ronkonkoma	28 Colt Ct	7,856	0.91	LEASE OUT
15	Ronkonkoma	786 Marconi Ave	6,000	2.00	Temporarily Off The Market
15	Ronkonkoma	E/S Remington Blvd		3.90	BUILD TO SUIT
15	Ronkonkoma	Fleetwood Ct		1.40	BUILD TO SUIT
16	Ronkonkoma	Fleetwood Ct		3.00	BUILD TO SUIT
16	Uniondale	395 Westbury Blvd	36,312	1.34	
16	West Babylon	127 Dale St	22,500	3.70	Occupancy Arranged
17	West Babylon	165 Eads St Unit A	4,000		
17	West Babylon	86-92 Otis St	13,440	0.92	In Contract
17	Westbury	110 Hopper St	14,370	0.53	
18	Westbury	128 Magnolia Ave	14,000	0.67	LEASE / SALE
18	Westbury	18 Sylvester St	19,620	0.51	
18	Westbury	483 Grand Blvd		0.59	
19	Yaphank	28 Old Dock Rd	11,970	1.00	

**LAND**

Page#	City	Address	Size	Acres	Changes
20	Bayport	E/S Sylvan Ave (Backs on Nichols Rd)		1.76	
20	Bohemia	1605 Sycamore Ave (Yard)		0.33	Can combine with 4,200sf Unit
20	Calverton	Burman Blvd & David Ct N/E/C		5.05	
21	Calverton	Scott Ave & Burman Blvd N/W/C		26.60	
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
22	Medford	N Service Rd		7.33	IN CONTRACT
22	Medford	S Service Rd		5.20	
22	Plainview	80 Dupont St		1.25	1.00 - 1.25 Acres For Lease
23	Westbury	483 Grand Blvd		0.59	

**OFFICE**

Page#	City	Address	Size	Acres	Changes
24	Bohemia	1268-1276 Smithtown Ave	7,510		User/Investor
24	Bohemia	1268-1276 Smithtown Ave	3,392		
24	Calverton	221 David Ct	42,500	14.00	Divisible - LEASE OUT ON 6,500 SF
25	Commack	55 Mall Dr	7,600		NEW LISTING
25	Farmingdale	92 Central Ave	4,000		Sublease
25	Garden City	1103 Stewart Ave	12,405		885 sf - 5,760 sf Available
26	Great Neck	320 Northern Blvd	1,497	0.50	
26	Hauppauge	165 Oser Ave	17,213	5.70	
26	Hauppauge	175 Engineers Rd	3,575		
27	Hauppauge	295 Oser Ave	1,400		
27	Hauppauge	40 Commerce Dr	1,080		NEW LISTING
27	Hauppauge	900 Wheeler Rd	5,283	3.80	
28	Smithtown	319 E Main St	1,560		
28	Westbury	700 Shames Dr	1,800		

**RETAIL**

Page#	City	Address	Size	Acres	Changes
29	Bethpage	271 Central Ave	4,600	0.12	<b>CONTRACT OUT</b>
29	Bohemia	1268-1276 Smithtown Ave	7,510		<b>User/Investor</b>
29	Farmingdale	1111 Broadhollow Rd	2,100	3.30	
30	Hauppauge	900 Wheeler Rd	5,375	3.80	
30	Lindenhurst	920 Wellwood Ave	12,000	0.53	
30	Ronkonkoma	25 Railroad Ave	900		



**25 DeForest St**  
Amityville, NY 11701

Property type: **Industrial**

Available Size: 12,560  
Office size: 1,000  
Acres: 0.50

Sale Price: \$ 1,200,000  
Lease (psf incl tax): \$ 10.00  
Tax (psf): \$ 3.00

**Comments:**

Zoned Light Industrial  
Building has new roof and undergoing interior renovations  
Rear Yard

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

**Updated Info**

**Contact:**

Nick Romano  
(631) 770-0700 x6362  
[nick@metrorealtyservices.com](mailto: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): \$ 15.35  
Tax (psf):

**Comments:**

Free-Standing  
Auto Permits In Place  
Available Immediately

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

**Contact:**

Tony Garistina  
(631) 770-0700 x6366  
[tony@metrorealtyservices.com](mailto:tony@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: \$ 750,000  
Lease (psf incl tax):  
Tax (psf): \$ 3.19

**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](mailto:jeremy@metrorealtyservices.com);  
[rick@metrorealtyservices.com](mailto: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  
(631) 770-0700 x6361  
[mark@metrorealtyservices.com](mailto:mark@metrorealtyservices.com)



**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

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

**CONTRACT OUT**

**Contact:**

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

**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

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

**Can be combined with .33  
acres**

**Contact:**

Jeremy Hackett  
(631) 770-0700 x6359  
[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.com)

# METRO

REALTY SERVICES LLC

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

Property type: Industrial

Available Size:  
Office size:  
Acres: 2.00

**Comments:**

Build to Suit up to 28,000 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](mailto:nick@metrorealtyservices.com)



135 Brightside Ave  
Central Islip, NY 11722

Property type: Industrial

Available Size: 4,800  
Office size: 1,200  
Acres: 0.23

**Comments:**

2 Street Loading  
1,200 sf mezzanine storage area not incl in sf  
Lot recently sealed  
Roof & HVAC (New 2013)  
8 camera security system  
Immediate Occupancy

Sale Price: \$ 840,000  
Lease (psf incl tax):  
Tax (psf): \$ 3.97

Heat: Gas  
Clear Ht: 16'  
Power (amps): 400  
Docks: 0  
Drive-Ins: 2  
Sewers: No  
Parking: 6

**Contact:**

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



545 Oak St  
Copiague, NY 11726

Property type: Industrial

Available Size: 4,020  
Office size: 800  
Acres: 0.30

**Comments:**

Zoned Auto Repair / Auto Dealer / Inspection Stati  
Fenced Concrete Yard, New Roof, New LED Lighting  
±400 sf Basement  
Tow Truck Available For Sale Separately  
Sale Possible - Business Included  
Equipment Included - Call For Details

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

See Comments

Heat: Gas/Was  
Clear Ht: 15' 9"  
Power (amps): 200 (3  
Docks: 0  
Drive-Ins: 1  
Sewers:  
Parking:

**BUSINESS INCLUDED**

**Contact:**

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

Exclusive Listings Report December 2017





**598 Oak St  
Copiague, NY 11726**

**Property type: Industrial**

Available Size: 12,800  
Office size: 1,280  
Acres: 0.46

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

See Comments  
See Comments

Heat: Radiant,  
Clear Ht: 14'  
Power (amps): 800  
Docks: 0  
Drive-Ins: 2 electric  
Sewers: Yes  
Parking:

**BUSINESS INCLUDED**

**Contact:**

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

[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.com);  
[rick@metrorealtyservices.com](mailto:rick@metrorealtyservices.com)

**Comments:**

Zoned Auto Body  
Fire Suppression System  
Air Lines Throughout  
Fenced Yard, Security System & 18 Cameras  
Tow Truck Available for Sale Separately  
Business/Equipment Incl. - call for details



**610 Oak St  
Copiague, NY 11726**

**Property type: Industrial**

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

Sale Price: \$ 1,800,000  
Lease (psf incl tax):  
Tax (psf): \$ 5.02

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

**BUSINESS INCLUDED**

**Contact:**

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

[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.com);  
[rick@metrorealtyservices.com](mailto:rick@metrorealtyservices.com)

**Comments:**

Zoned Auto Body  
Fenced Yard  
Business Included  
New LED Lighting  
Air Lines Throughout  
Security System Included



**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

**NEW LISTING**

**Contact:**

Andy Blumenthal/Mark Timpone  
(631) 770-0700 x6363/6361

[andy@metrorealtyservices.com](mailto:andy@metrorealtyservices.com);  
[mark@metrorealtyservices.com](mailto: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



**481 Meacham Ave  
Elmont, NY 11003**

Property type: **Industrial**

Available Size: 5,096      Sale Price: \$ 1,275,000      Heat: Gas/Oil  
 Office size: 800      Lease (psf incl tax):      Clear Ht: 15'4"  
 Acres: 0.17      Tax (psf): \$ 4.95      Power (amps): TBD

**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

Docks: 0  
 Drive-Ins: 2  
 Sewers:  
 Parking:

**Available Immediately**

**Contact:**

Mark Timpone  
 (631) 770-0700 x6361  
[mark@metrorealtyservices.com](mailto:mark@metrorealtyservices.com)



**1640 New Hwy  
Farmingdale, NY 11735**

Property type: **Industrial**

Available Size: 9,700      Sale Price: N/A      Heat: Gas  
 Office size: 1,650      Lease (psf incl tax): See Comments      Clear Ht: 18'  
 Acres:      Tax (psf):      Power (amps): 400A

**Comments:**

Sublease through 8/31/18  
 Longer term possible  
 End unit  
 Sublease Price: \$9,500 per month

Docks: 1  
 Drive-Ins: 1  
 Sewers: Yes  
 Parking: 0

**LEASE OUT**

**Contact:**

Doug Donatelli  
 (631) 770-0700 x6364  
[doug@metrorealtyservices.com](mailto:doug@metrorealtyservices.com)



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

Property type: **Industrial**

Available Size: 14,517      Sale Price: \$ 1,199,000      Heat: Gas  
 Office size: 300      Lease (psf incl tax):      Clear Ht: TBD  
 Acres: 0.50      Tax (psf): \$ 4.24      Power (amps): TBD

**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

Docks: 0  
 Drive-Ins: 4  
 Sewers:  
 Parking:

**Contact:**

Jeremy Hackett  
 (631) 770-0700 x6359  
[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.com)



**92 Central Ave  
Farmingdale, NY 11735**

**Property type: Industrial**

Available Size: 20,000      Sale Price:  
Office size: 4,000      Lease (psf incl tax): \$ 10.50  
Acres:      Tax (psf): See Comments

**Comments:**

Sublease runs through Oct 2023  
New Warehouse Lighting  
Brand New Office / 15 Parking Spaces  
12,000 w/4,000 sf office, 4 docks  
available @ \$11.50  
4,000 sf office avail. @ \$15 psf gr

Heat: Gas  
Clear Ht: 14'  
Power (amps): TBD  
Docks: 6  
Drive-Ins: 1 with  
Sewers:  
Parking:

**Contact:**

David Rotter  
(631) 770-0700 x6360  
[dave@metrorealtyservices.com](mailto:dave@metrorealtyservices.com)



**12 Van Buren Ave  
Floral Park, NY 11001**

**Property type: Industrial**

Available Size: 2,800      Sale Price: Possible  
Office size: 500      Lease (psf incl tax): See Comments  
Acres: 0.18      Tax (psf): See Comments

**Comments:**

Sale Price: Upon Request / Lease Price: \$8,500/mon  
Taxes: ±\$20,881.44  
2 Separate Tax Lots  
Permitted for Auto Repair/Auto Body  
Mezzanine storage 6' x 20'  
Approved for expansion to 4,000 sf

Heat: Gas &  
Clear Ht: 13' 6"  
Power (amps): 200  
Docks: 0  
Drive-Ins: 1  
Sewers:  
Parking:

**Contact:**

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



**53 Hanse Ave  
Freeport, NY 11520**

**Property type: Industrial**

Available Size: 8,035      Sale Price: \$ 2,200,000  
Office size: 2,315      Lease (psf incl tax):  
Acres: 0.36      Tax (psf): \$ 6.21

**Comments:**

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

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](mailto:andy@metrorealtyservices.com);  
[tony@metrorealtyservices.com](mailto:tony@metrorealtyservices.com)



**165 Oser Ave  
Hauppauge, NY 11788**

Property type: **Industrial**

Available Size:                      Sale Price:                      \$ 8,900,000  
Office size:                              Lease (psf incl tax):  
Acres:                                      5.70                              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](mailto:andy@metrorealtyservices.com);  
[doug@metrorealtyservices.com](mailto:doug@metrorealtyservices.com)



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

Property type: **Industrial**

Available Size:    51,140                      Sale Price:                      \$ 7,500,000  
Office size:                              4,000                              Lease (psf incl tax):                      \$ 11.90  
Acres:                                      3.64                              Tax (psf):                              \$ 1.90

**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

Heat:                      Gas  
Clear Ht:                      18' / 32'  
Power (amps):                      2000  
Docks:                      2  
Drive-Ins:                      7  
Sewers:  
Parking:

**IN CONTRACT**

**Contact:**

John Pujia  
(631) 770-0700 x6373  
[john@metrorealtyservices.com](mailto:john@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

**Contact:**

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

**Comments:**

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

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

**NO LONGER FOR SALE**

**Contact:**

David Rotter  
(631) 770-0700 x6360  
[dave@metrorealtyservices.com](mailto: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): See Comments

**Comments:**

Front Unit  
Secure Unit  
Own Meter  
Entire Office Space Newly Renovated  
Occupancy: Immediate

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

**Contact:**

David Rotter  
(631) 770-0700 x6360  
[dave@metrorealtyservices.com](mailto:dave@metrorealtyservices.com)



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

Property type: **Industrial**

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

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

**Comments:**

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

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

**LEASED**

**Contact:**

David Rotter  
(631) 770-0700 x6360  
[dave@metrorealtyservices.com](mailto:dave@metrorealtyservices.com)



**495 Peninsula Blvd  
Hempstead, NY 11550**

**Property type: Industrial**

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

Sale Price: \$ 2,750,000  
Lease (psf incl tax):  
Tax (psf): \$ 4.72

**Comments:**

Frontage on Peninsula Blvd  
Village of Hempstead

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

**Building & Business For Sale**

**Contact:**

Jeremy Hackett  
(631) 770-0700 x6359  
[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.com)



**100 Frank Rd  
Hicksville, NY 11801**

**Property type: Industrial**

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

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

**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

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](mailto:jeremy@metrorealtyservices.com);  
[mark@metrorealtyservices.com](mailto:mark@metrorealtyservices.com)



**Peachtree Ct  
Holbrook, NY 11741**

**Property type: Industrial**

Available Size:  
Office size:  
Acres: 4.00

Sale Price: \$ 1,900,000  
Lease (psf incl tax): See Comments  
Tax (psf): See Comments

**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

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

**BUILD TO SUIT or LAND SALE**

**Contact:**

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



**175 E Hoffman Ave**  
Lindenhurst, NY 11757

Property type: **Industrial**

Available Size:	12,200	Sale Price:	\$ 1,399,000	Heat:	Gas/Oil
Office size:	2,440	Lease (psf incl tax):		Clear Ht:	12'-18'
Acres:	0.43	Tax (psf):	\$ 2.21	Power (amps):	800

**Comments:**  
Fenced Yard, Sprinklers,  
Divides  
Adjacent to 181 E Hoffman also for sale  
6000 lb Crane  
LED Lighting upgraded in parts of bldg

Docks: 0  
Drive-Ins: 3  
Sewers:  
Parking:

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



**181 E Hoffman Ave**  
Lindenhurst, NY 11757

Property type: **Industrial**

Available Size:	12,870	Sale Price:	\$ 1,287,000	Heat:	Gas
Office size:	1,287	Lease (psf incl tax):		Clear Ht:	12'/13.5'
Acres:	0.42	Tax (psf):	\$ 2.12	Power (amps):	600

**Comments:**  
New Stucco  
LED Lighting  
Adjacent to 175 E Hoffman Ave also for sale  
Located at Linenhurst LIRR Station

Docks: 0  
Drive-Ins: 3  
Sewers:  
Parking:

**IN CONTRACT**

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

Docks: 0  
Drive-Ins: 11  
Sewers:  
Parking:

**NEW LISTING**

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



**920 Wellwood Ave  
Lindenhurst, NY 11757**

Property type: **Industrial**

Available Size: 12,000      Sale Price: \$ 1,150,000      Heat: Oil/Gas  
 Office size: 4,000      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

Docks: 0  
 Drive-Ins: 6  
 Sewers:  
 Parking:

**Contact:**

Rick Falco  
 (631) 770-0700 x6352  
[rick@metrorealtyservices.com](mailto:rick@metrorealtyservices.com)



**2965 Horseblock Rd  
Medford, NY 11763**

Property type: **Industrial**

Available Size: 6,000      Sale Price: \$ 2,100,000      Heat: Oil  
 Office size: 900      Lease (psf incl tax):      Clear Ht: 19'  
 Acres: 2.00      Tax (psf): \$ 4.55      Power (amps): 600

**Comments:**

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

Docks: 0  
 Drive-Ins: 2  
 Sewers: No  
 Parking:

**Contact:**

Jeremy Hackett  
 (631) 770-0700 x6359  
[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.com)



**65 Maxess Rd  
Melville, NY 11747**

Property type: **Industrial**

Available Size: 51,780      Sale Price:      Heat: Gas  
 Office size: 5,780      Lease (psf incl tax): See Comments      Clear Ht: 24'  
 Acres: 4.10      Tax (psf): \$ 1.53      Power (amps): Ample

**Comments:**

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

Docks: 7 with  
 Drive-Ins: 1  
 Sewers: Yes  
 Parking:

**Rental price TBD by work**

**Contact:**

Tony Garistina  
 (631) 770-0700 x6366  
[tony@metrorealtyservices.com](mailto:tony@metrorealtyservices.com)





207 Elm Pl  
Mineola, NY 11501

Property type: Industrial

Available Size: 6,051      Sale Price:  
Office size: 1,210      Lease (psf incl tax): \$ 12.00  
Acres: 0.17      Tax (psf): \$ 3.09

**Comments:**

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

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

**LEASED**

**Contact:**

Mark Timpone  
(631) 770-0700 x6361  
[mark@metrorealtyservices.com](mailto:mark@metrorealtyservices.com)



88 Windsor Ave  
Mineola, NY 11501

Property type: Industrial

Available Size: 6,980      Sale Price: \$ 1,395,000  
Office size: 820      Lease (psf incl tax): \$ 16.00  
Acres: 0.18      Tax (psf): \$ 3.36

**Comments:**

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

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

**Contact:**

Mark Timpone  
(631) 770-0700 x6361  
[mark@metrorealtyservices.com](mailto:mark@metrorealtyservices.com)



2110 Jericho Tpke  
New Hyde Park, NY 11040

Property type: Industrial

Available Size: 5,428      Sale Price: \$ 2,500,000  
Office size: 500      Lease (psf incl tax):  
Acres: 0.19      Tax (psf): \$ 7.46

**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

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](mailto:andy@metrorealtyservices.com);  
[mark@metrorealtyservices.com](mailto:mark@metrorealtyservices.com)



**110 Remington Blvd  
Ronkonkoma, NY 11779**

Property type: **Industrial**

Available Size: 6,135  
Office size: 1,000  
Acres: 0.82

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

**Comments:**

Can be delivered with 5,135sf of dead storage spac  
Available yard  
Flexible divisions

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

**Contact:**

Rick Falco  
(631) 770-0700 x6352  
[rick@metrorealtyservices.com](mailto:rick@metrorealtyservices.com)



**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

**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

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

**SOLD**

**Contact:**

Jeremy Hackett  
(631) 770-0700 x6359  
[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.com)



**28 Colt Ct  
Ronkonkoma, NY 11779**

Property type: **Industrial**

Available Size: 7,856  
Office size: 1,800  
Acres: 0.91

Sale Price:  
Lease (psf incl tax): \$ 10.95  
Tax (psf): \$ 1.00

**Comments:**

Very Clean Space In Upscale Business Park  
New Motion-Sensitive LED Lighting In Warehouse  
Possession: Immediate  
100% Air Conditioned

Heat: Gas  
Clear Ht: 16'  
Power (amps): 400  
Docks: 1  
Drive-Ins: 1  
Sewers:  
Parking:

**LEASE OUT**

**Contact:**

Joel Gersten  
(631) 770-0700 x6353  
[joel@metrorealtyservices.com](mailto:joel@metrorealtyservices.com)

# METRO

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**786 Marconi Ave  
Ronkonkoma, NY 11779**

**Property type: Industrial**

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

Sale Price: N/A  
Lease (psf incl tax): \$ 9.75  
Tax (psf):

Heat: Gas  
Clear Ht: 16'  
Power (amps): 400  
Docks: 1  
Drive-Ins: 1  
Sewers:  
Parking:

**Temporarily Off The Market**

**Contact:**  
Nick Romano  
(631) 770-0700 x6362

[nick@metrorealtyservices.com](mailto:nick@metrorealtyservices.com)

**Comments:**

POL 25,000sf Bldg  
Front Unit  
Between Pond Rd & Lakeland Ave  
Available February 1, 2018



**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](mailto: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



**Fleetwood Ct  
Ronkonkoma, NY 11779**

**Property type: Industrial**

Available Size:  
Office size:  
Acres: 1.40

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**

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

**Comments:**

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

# METRO

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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):  
Tax (psf):

See Comments

**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](mailto: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: \$ 6,950,000  
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](mailto:jeremy@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):  
Tax (psf):

See Comments  
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](mailto:mark@metrorealtyservices.com)

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**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:

**Contact:**

Rick Falco  
(631) 770-0700 x6352  
[rick@metrorealtyservices.com](mailto:rick@metrorealtyservices.com)



**86-92 Otis St**  
West Babylon, NY 11704

Property type: **Industrial**

Available Size: 13,440  
Office size: 2,016  
Acres: 0.92

**Comments:**

4 Separate units (electric/gas)  
Units can be delivered vacant or leased mo/mo  
Fully Fenced  
2 curb cuts. Trucks can drive around building for good loading access.

Sale Price: \$ 1,750,000  
Lease (psf incl tax):  
Tax (psf): \$ 3.15

Heat: Gas  
Clear Ht: 15-15 1/2'  
Power (amps): 800  
Docks: 0  
Drive-Ins: 4  
Sewers:  
Parking: 0

**In Contract**

**Contact:**

Jeremy Hackett/Rick Falco  
(631) 770-0700 x6359/6352  
[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.com);  
[rick@metrorealtyservices.com](mailto:rick@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: \$ 2,550,000  
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:

**Contact:**

Mark Timpone  
(631) 770-0700 x6361  
[mark@metrorealtyservices.com](mailto:mark@metrorealtyservices.com)



**128 Magnolia Ave**  
Westbury, NY 11590

Property type: **Industrial**

Available Size: 14,000      Sale Price: \$ 3,000,000  
 Office size: 2,000      Lease (psf incl tax): \$ 15.00  
 Acres: 0.67      Tax (psf): \$ 3.94

**Comments:**

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

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

**LEASE / SALE**

**Contact:**

Mark Timpone  
 (631) 770-0700 x6361  
[mark@metrorealtyservices.com](mailto:mark@metrorealtyservices.com)



**18 Sylvester St**  
Westbury, NY 11590

Property type: **Industrial**

Available Size: 19,620      Sale Price: \$ 3,290,000  
 Office size: 2,500      Lease (psf incl tax):  
 Acres: 0.51      Tax (psf): \$ 3.86

**Comments:**

Excellent power distribution  
 2nd floor office space (approx. 1,800 sf)  
 Interior loading dock

Heat: Gas  
 Clear Ht: 12' /15' 6"  
 Power (amps): 1800  
 Docks: 1  
 Drive-Ins: 2  
 Sewers: Y  
 Parking:

**Contact:**

Mark Timpone  
 (631) 770-0700 x6361  
[mark@metrorealtyservices.com](mailto:mark@metrorealtyservices.com)



**483 Grand Blvd**  
Westbury, NY 11590

Property type: **Industrial**

Available Size:      Sale Price: \$ 1,900,000  
 Office size:      Lease (psf incl tax):  
 Acres: 0.59      Tax (psf): See Comments

**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

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

**Contact:**

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

Sale Price: \$ 1,799,000  
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:

**Comments:**

Outdoor Storage  
Just off LIE  
Built in 2008  
New LED Lighting  
Available on or about 3rd Qtr 2018  
IDA Benefits Possible

**Contact:**

Jeremy Hackett  
(631) 770-0700 x6359  
[jeremy@metrorealtyservices.com](mailto:jeremy@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): See Comments

**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:

**Contact:**  
 Jeremy Hackett  
 (631) 770-0700 x6359  
[jeremy@metrorealtyservices.com](mailto: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 4,200sf Unit**

**Contact:**  
 Jeremy Hackett  
 (631) 770-0700 x6359  
[jeremy@metrorealtyservices.com](mailto: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): 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](mailto: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): See Comments See Comments 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



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

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: \$ 1,500,000 Lease (psf incl tax): See Comments 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



**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  
approvals & 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](mailto: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](mailto:jeremy@metrorealtyservices.com)



**80 Dupont St  
Plainview, NY 11803**

Property type: Land

Available Size:                      Sale Price:                      See Comments  
Office size:                              Lease (psf incl tax):                      See Comments  
Acres:                                      0.50-1.00                      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  
Lease Price: \$3.00 psf gr

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

**.50 - 1.00 Acres For Lease**

**Contact:**  
Jeremy Hackett/Mark Timpone  
(631) 770-0700 x6359/6361  
[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.com);  
[mark@metrorealtyservices.com](mailto:mark@metrorealtyservices.com)



REALTY SERVICES LLC

Exclusive Listings Report December 2017



483 Grand Blvd  
Westbury, NY 11590

Property type: Land

Available Size:

Office size:

Acres: 0.59

Sale Price:

Lease (psf incl tax):

Tax (psf):

\$ 1,900,000

See Comments

Heat:

Clear Ht:

Power (amps):

Docks:

Drive-Ins:

Sewers:

Parking:

**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

**Contact:**

Jeremy Hackett/Mark Timpone

(631) 770-0700 x6359/6361

[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.com);  
[mark@metrorealtyservies.com](mailto: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 & 1,410sf (Tenanted)  
2nd Floor: 1,650sf, 1,137sf, 605sf

**Contact:**

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



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

Property type: Office

Available Size: 3,392  
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

**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.

**Contact:**

Nick Romano  
(631) 770-0700 x6362  
[nick@metrorealtyservices.com](mailto: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 - LEASE OUT ON  
6,500 SF**

**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](mailto:nick@metrorealtyservices.com)



**55 Mall Dr  
Commack, NY 11725**

**Property type: Office**

Available Size: 7,600  
Office size: 5,300  
Acres:  
Sale Price:  
Lease (psf incl tax): \$ 16.50  
Tax (psf):

**Comments:**

5,300 sf Office / 2,300 sf R & D  
Private Entrance / Outside Picnic Area  
8 Enclosed Offices  
24 Wired Work Stations  
60 Car Parking Spaces  
Lease: \$16.50 psf gr + \$3.00 for utilities

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

**NEW LISTING**

**Contact:**

David Rotter  
(631) 770-0700 x6360  
[dave@metrorealtyservices.com](mailto:dave@metrorealtyservices.com)



**92 Central Ave  
Farmingdale, NY 11735**

**Property type: Office**

Available Size: 4,000  
Office size:  
Acres:  
Sale Price:  
Lease (psf incl tax): \$ 15.00  
Tax (psf):

**Comments:**

Brand New Office Space  
15 Parking Spaces

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

**Sublease**

**Contact:**

David Rotter  
(631) 770-0700 x6360  
[dave@metrorealtyservices.com](mailto:dave@metrorealtyservices.com)



**1103 Stewart Ave  
Garden City, NY 11530**

**Property type: Office**

Available Size: 12,405  
Office size:  
Acres:  
Sale Price:  
Lease (psf incl tax): See Comments  
Tax (psf):

**Comments:**

Ste 110 - 885 sf @ \$29.95  
Ste 200 - 3,720 sf @ \$29.95 psf  
Ste 220 - 2,040 sf @ \$29.95 psf  
Ste 200/220 - 5,760 Can Divide  
Full Commission To Procuring Broker

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

**885 sf - 5,760 sf Available**

**Contact:**

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



**320 Northern Blvd**  
Great Neck, NY 11020

Property type: Office

Available Size: 1,497  
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

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](mailto:nick@metrorealtyservices.com);  
[joel@metrorealtyservices.com](mailto:joel@metrorealtyservices.com)



**165 Oser Ave**  
Hauppauge, NY 11788

Property type: Office

Available Size: 17,213  
Office size: 17,213  
Acres: 5.70

Sale Price: \$ 8,900,000  
Lease (psf incl tax): \$ 22.50  
Tax (psf): See Comments

**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

**Contact:**

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



**175 Engineers Rd**  
Hauppauge, NY 11788

Property type: Office

Available Size: 3,575  
Office size:  
Acres:

Sale Price:  
Lease (psf incl tax): \$ 11.50  
Tax (psf):

**Comments:**

Self Contained Suite / No Loss Factor  
Brand New Kitchen  
Immediate Occupancy  
Lease: \$11.50 + \$3.50 utilities  
inclusive of CAM

**SMALLER SPACE SIZES POSSIBLE**

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

**Contact:**

David Rotter  
(631) 770-0700 x6360  
[dave@metrorealtyservices.com](mailto:dave@metrorealtyservices.com)



**295 Oser Ave  
Hauppauge, NY 11788**

Property type: Office

Available Size: 1,400  
Office size:  
Acres:

Sale Price:  
Lease (psf incl tax): \$ 12.95  
Tax (psf):

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

**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

**Contact:**

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



**40 Commerce Dr  
Hauppauge, NY 11788**

Property type: Office

Available Size: 1,080  
Office size:  
Acres:

Sale Price:  
Lease (psf incl tax): \$ 14.95  
Tax (psf):

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

**NEW LISTING**

**Comments:**

Suite includes large general office, two private o  
Generous on-site parking  
Sub-lease through 3/31/2019; longer lease possible  
Immediate possession

**Contact:**

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

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

**Comments:**

676 SF - 3,243 SF Available  
Ste 1/1,466sf, Ste 2/1,777sf, Ste 5/1,290sf,  
Ste 6/1,350sf, Ste 7/676sf  
Units can be combined up to 2,026 & 3,243 sf  
Aggressive Lease Deals/Flexible Terms from 1-10yrs

**Contact:**

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



REALTY SERVICES LLC



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](mailto:joel@metrorealtyservices.com);  
[mort@metrorealtyservices.com](mailto:mort@metrorealtyservices.com)



700 Shames Dr  
Westbury, NY 11590

Property type: Office

Available Size: 1,800      Sale Price:  
Office size:                      Lease (psf incl tax): \$ 17.50  
Acres:                              Tax (psf):

**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: \$17.50 / Energy: \$3.25

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

**Contact:**

David Rotter  
(631) 770-0700 x6360  
[dave@metrorealtyservices.com](mailto: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):  
 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:

**CONTRACT OUT**

**Contact:**

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



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

Property type: **Retail**

Available Size: 7,510      Sale Price: \$ 825,000  
 Office size:      Lease (psf incl tax):  
 Acres:      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](mailto:nick@metrorealtyservices.com)



**1111 Broadhollow Rd  
Farmingdale, NY 11735**

Property type: **Retail**

Available Size: 2,100      Sale Price:  
 Office size:      Lease (psf incl tax): See Comments  
 Acres: 3.30      Tax (psf):

**Comments:**

Unit Dimensions - 30' Wide x 70' Deep  
 51,000/SF Three-Story Retail/Office Building  
 Landlord Will Build Out To Suit  
 High Visibility & Excellent Signage  
 Abundant Parking  
 \$23.00 psf NET + Tax & CAM (Aprox \$6.75 psf)

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

**No Longer Exclusive**

**Contact:**

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



**900 Wheeler Rd  
Hauppauge, NY 11788**

Property type: **Retail**

Available Size: 5,375  
Office size:  
Acres: 3.80

**Comments:**

Store #4 - 1,280 sf  
Store #5 - 1,170 sf WET USE  
Store #6 - 1,075 sf  
Store #9 - 1,850 sf

Sale Price:  
Lease (psf incl tax): \$ 28.50  
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](mailto:joel@metrorealtyservices.com);  
[mort@metrorealtyservices.com](mailto:mort@metrorealtyservices.com)



**920 Wellwood Ave  
Lindenhurst, NY 11757**

Property type: **Retail**

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

**Comments:**

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

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:

**Contact:**

Rick Falco  
(631) 770-0700 x6352  
[rick@metrorealtyservices.com](mailto:rick@metrorealtyservices.com)



**25 Railroad Ave  
Ronkonkoma, NY 11779**

Property type: **Retail**

Available Size: 900  
Office size:  
Acres:

**Comments:**

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

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

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

**Contact:**

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



REALTY SERVICES LLC

Contacts

Exclusive Listings Report December 2017

Andrew B. Blumenthal, Licensed Real Estate Broker  
Managing Partner  
andy@metrorealtyservices.com Ext. 6363

Robert "Doug" Donatelli, Licensed Real Estate Broker  
Managing Partner  
doug@metrorealtyservices.com Ext. 6364

Anthony Garistina, Licensed Real Estate Broker  
Managing Partner  
tony@metrorealtyservices.com Ext. 6366

Jeremy D. Hackett, Licensed Real Estate Broker  
Managing Partner  
jeremy@metrorealtyservices.com Ext. 6359

Nicholas Romano, Licensed Real Estate Broker  
Managing Partner  
nick@metrorealtyservices.com Ext. 6362

David M. Rotter, Licensed Real Estate Broker  
Managing Partner  
dave@metrorealtyservices.com Ext. 6360

Mark Timpone, Licensed Real Estate Broker  
Managing Partner  
mark@metrorealtyservices.com Ext. 6361

Joel E. Gersten, Licensed Associate Real Estate Broker  
Senior Managing Director  
joel@metrorealtyservices.com Ext. 6353

Morton H. Glick, Licensed Associate Real Estate Broker  
Senior Managing Director  
mort@metrorealtyservices.com Ext. 6356

Richard J. Falco, Licensed Real Estate Salesperson  
Managing Director  
rick@metrorealtyservices.com Ext. 6352

John Pujia, Licensed Associate Real Estate Broker  
Senior Managing Director  
john@metrorealtyservices.com Ext. 6373

Donna Beckley  
Executive Assisant  
Info@metrorealtyservices.com Ext. 6350

Nancy Neuberger  
Executive Assistant  
Info@metrorealtyservices.com Ext. 6354

**\* To dial each person's direct line please dial (631) 391-ext#**

Exclusive Listings Report December 2017