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Exclusive Listings Report October 2017

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INDUSTRIAL

| Page# | City | Address | Size | Acres | Changes |
|-------|--------------------|-----------------------------|--------|-------|---|
| 2 | Amityville | 22 Sprague Ave | 9,420 | 1.41 | |
| 2 | Amityville | 25 DeForest St | 10,000 | 0.50 | |
| 2 | Amityville | 51 Sprague Ave | 3,400 | 0.15 | |
| 3 | Bay Shore | 45 Sweeneydale Ave | 8,250 | 1.40 | Cross-Dock Terminal - 25 Doors Available |
| 3 | Bay Shore | 602 Pine Aire Dr | 18,373 | 1.22 | SOLD |
| 3 | Bethpage | 271 Central Ave | 4,600 | 0.12 | |
| 4 | Bohemia | 1605 Sycamore Ave D | 4,200 | | Can be combined with .33 acres |
| 4 | Bohemia | Knickerbocker Ave | | 1.70 | BUILD TO SUIT |
| 4 | Bohemia | N/S Davinci Dr W/O Johnson | | 2.00 | BUILD TO SUIT |
| 5 | Copiague | 545 Oak St | 4,020 | 0.30 | NEW LISTING |
| 5 | Copiague | 598 Oak St | 12,800 | 0.46 | NEW LISTING |
| 5 | Copiague | 610 Oak St | 3,904 | 0.20 | NEW LISTING |
| 6 | Elmont | 481 Meacham Ave | 5,096 | 0.17 | Available Immediately |
| 6 | Farmingdale | 19-21 Potter & 20 Murray St | 14,517 | 0.50 | PRICE REDUCED |
| 6 | Farmingdale | 92 Central Ave | 20,000 | | |
| 7 | Floral Park | 12 Van Buren Ave | 2,800 | 0.18 | Lease Price Reduced |
| 7 | Freeport | 53 Hanse Ave | 8,035 | 0.36 | |
| 7 | Hauppauge | 165 Oser Ave | | 5.70 | |
| 8 | Hauppauge | 1765 Expressway Dr N | 51,140 | 3.64 | IN CONTRACT |
| 8 | Hauppauge | 20 Davids Dr | 28,000 | 2.20 | SOLD |
| 8 | Hauppauge | 2100 Pacific St | 20,000 | | |
| 9 | Hauppauge | 45 Hoffman Ave | 15,000 | 0.92 | BACK ON THE MARKET |
| 9 | Hauppauge | 65 Commerce Dr | 45,738 | 2.50 | |
| 9 | Hauppauge | 65 Commerce Dr (Front Unit) | 24,554 | 2.50 | |
| 10 | Hauppauge | 65 Commerce Dr (Rear Unit) | 21,184 | 2.50 | |
| 10 | Hempstead | 495 Peninsula Blvd | 15,330 | 0.45 | |
| 10 | Hicksville | 100 Frank Rd | 20,000 | 1.90 | |
| 11 | Holbrook | Peachtree Ct | | 4.00 | BUILD TO SUIT or LAND SALE |
| 11 | Huntington Station | 193 West Hills Rd | 3,200 | 0.18 | IN CONTRACT |
| 11 | Lindenhurst | 175 E Hoffman Ave | 12,200 | 0.43 | NEW LISTING |

INDUSTRIAL (cont.)

| Page# | City | Address | Size | Acres | Changes |
|-------|---------------|-------------------------|--------|-------|--------------------------------------|
| 12 | Lindenhurst | 181 E Hoffman Ave | 12,870 | 0.42 | NEW LISTING |
| 12 | Lindenhurst | 920 Wellwood Ave | 12,000 | 0.53 | |
| 12 | Medford | 2965 Horseblock Rd | 6,000 | 2.00 | |
| 13 | Melville | 65 Maxess Rd | 51,780 | 4.10 | Rental price TBD by work |
| 13 | Mineola | 207 Elm Pl | 6,051 | 0.17 | |
| 13 | Mineola | 88 Windsor Ave | 6,980 | 0.18 | |
| 14 | New Hyde Park | 125 Railroad Ave | 10,700 | 0.41 | LEASED |
| 14 | New Hyde Park | 2110 Jericho Tpke | 5,428 | 0.19 | Building & Business |
| 14 | Ronkonkoma | 110 Remington Blvd | 6,135 | 0.82 | 5,135 sf - 6,135 sf Available |
| 15 | Ronkonkoma | 1900 Lakeland Ave | 9,000 | 0.67 | IN CONTRACT |
| 15 | Ronkonkoma | 28 Colt Court | 7,856 | 0.91 | NEW LISTING |
| 15 | Ronkonkoma | E/S Remington Blvd | | 3.90 | BUILD TO SUIT |
| 16 | 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 | NEW LISTING |
| 17 | Valley Stream | 100 E Mineola Ave | 9,350 | | |
| 17 | Valley Stream | 100 E Mineola Ave | 5,100 | | |
| 17 | West Babylon | 127 Dale St | 22,500 | 3.70 | Occupancy Arranged |
| 18 | West Babylon | 165 Eads St Unit A | 4,000 | | |
| 18 | West Babylon | 31 Lamar St Units B & C | 4,176 | | BACK ON MARKET |
| 18 | West Babylon | 86-92 Otis St | 13,440 | 0.92 | NEW LISTING |
| 19 | West Babylon | 87 Eads St | 6,322 | 0.90 | |
| 19 | Westbury | 110 Hopper St | 14,370 | 0.53 | PRICE REDUCED |
| 19 | Westbury | 128 Magnolia Ave | 14,000 | 0.67 | LEASE / SALE |
| 20 | Westbury | 18 Sylvester St | 19,620 | 0.51 | |
| 20 | Westbury | 483 Grand Blvd | | 0.59 | |
| 20 | Yaphank | 28 Old Dock Rd | 11,970 | 1.00 | |

LAND

| Page# | City | Address | Size | Acres | Changes |
|-------|-----------|--------------------------------------|------|-------|-------------------------------|
| 21 | Bayport | E/S Sylvan Ave (Backs on Nichols Rd) | | 1.76 | |
| 21 | Bohemia | 1605 Sycamore Ave (Yard) | | 0.33 | Can combine with 4,200sf Unit |
| 21 | Calverton | Burman Blvd & David Ct N/E/C | | 5.05 | |

LAND (cont.)

| Page# | City | Address | Size | Acres | Changes |
|-------|-----------|---|--------|-------|--------------------------------------|
| 22 | Calverton | Scott Ave & Burman Blvd N/W/C | | 26.60 | |
| 22 | Holbrook | 481 Furrows Rd | 12,000 | 1.00 | IN CONTRACT |
| 22 | Medford | Bellport Station Rd & Horseblock Rd S/W/C | | 1.35 | Signed Lease - waiting for approvals |
| 23 | Medford | N Service Rd | | 7.33 | |
| 23 | Medford | S Service Rd | | 5.20 | MAJOR PRICE REDUCTION |
| 23 | Plainview | 80 Dupont St | | 2.43 | New Info (Lease Only) |
| 24 | Westbury | 483 Grand Blvd | | 0.59 | |

OFFICE

| Page# | City | Address | Size | Acres | Changes |
|-------|---------------|-------------------------|--------|-------|---|
| 25 | Bohemia | 1268-1276 Smithtown Ave | 7,510 | | User/Investor |
| 25 | Bohemia | 1268-1276 Smithtown Ave | 3,392 | | Divisible-2 Story - Additional Office Available |
| 25 | Calverton | 221 David Ct | 42,500 | 14.00 | Divisible |
| 26 | Farmingdale | 92 Central Ave | 4,000 | | Sublease |
| 26 | Garden City | 1103 Stewart Ave | 12,405 | | 885 sf - 5,760 sf Available |
| 26 | Great Neck | 320 Northern Blvd | 1,497 | 0.50 | |
| 27 | Hauppauge | 165 Oser Ave | 17,213 | 5.70 | |
| 27 | Hauppauge | 175 Engineers Rd | 3,000 | | |
| 27 | Hauppauge | 295 Oser Ave | 1,400 | | |
| 28 | Hauppauge | 900 Wheeler Rd | 5,283 | 3.80 | |
| 28 | Massapequa | 695 S Broadway | 2,500 | 0.31 | SOLD |
| 28 | Smithtown | 319 E Main St | 1,560 | | |
| 29 | Valley Stream | 100 E Mineola Ave | 1,700 | 0.85 | |
| 29 | Westbury | 700 Shames Dr | 1,800 | | |

RETAIL

| Page# | City | Address | Size | Acres | Changes |
|--------------|-------------|-------------------------|-------------|--------------|----------------|
| 30 | Bethpage | 271 Central Ave | 4,600 | 0.12 | |
| 30 | Bohemia | 1268-1276 Smithtown Ave | 7,510 | | User/Investor |
| 30 | Farmingdale | 1111 Broadhollow Rd | 2,100 | 3.30 | |
| 31 | Hauppauge | 900 Wheeler Rd | 5,375 | 3.80 | |
| 31 | Lindenhurst | 920 Wellwood Ave | 12,000 | 0.53 | |
| 31 | Massapequa | 695 S Broadway | 2,500 | 0.31 | SOLD |
| 32 | Ronkonkoma | 25 Railroad Ave | 900 | | |
| | | | | | |



22 Sprague Ave
Amityville, NY 11701

Property type: **Industrial**

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

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

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

Comments:

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

Contact:

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



25 DeForest St
Amityville, NY 11701

Property type: **Industrial**

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

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

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

Comments:

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

Contact:

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



51 Sprague Ave
Amityville, NY 11701

Property type: **Industrial**

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

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

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

Comments:

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

Contact:

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



45 Sweeneydale Ave
Bay Shore, NY 11706

Property type: **Industrial**

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

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

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

Cross-Dock Terminal
25 Doors Available

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

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



602 Pine Aire Dr
Bay Shore, NY 11706

Property type: **Industrial**

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

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

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

SOLD

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

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



271 Central Ave
Bethpage, NY 11714

Property type: **Industrial**

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

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

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

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

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



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

Property type: Industrial

Available Size: 4,200
Office size: 1,000
Acres: 1.000
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



**Knickerbocker Ave
S/O McCormack St
Bohemia, NY 11716**

Property type: Industrial

Available Size:
Office size:
Acres: 1.70
Sale Price:
Lease (psf incl tax): See Comments
Tax (psf):

Comments:

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

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

BUILD TO SUIT

Contact:

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



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

Property type: Industrial

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

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



545 Oak St
Copiague, NY 11726

Property type: **Industrial**

Available Size: 4,020 Sale Price:
Office size: 800 Lease (psf incl tax): See Comments
Acres: 0.30 Tax (psf):

Comments:

Zoned Auto Repair / Auto Dealer / Inspection Station
Fenced Concrete Yard, New Roof, New LED Lighting
±400 sf Basement
Tow truck available for sale separately
Sale Possible
Equipment Included - call for details

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

NEW LISTING

Contact:

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

jeremy@metrorealtyservices.com;
rick@metrorealtyservices.com



598 Oak St
Copiague, NY 11726

Property type: **Industrial**

Available Size: 12,800 Sale Price:
Office size: 1,280 Lease (psf incl tax): See Comments
Acres: 0.46 Tax (psf):

Comments:

Zoned Auto Body
Fire Suppression System
Air Lines Througout
Fenced Yard, Security System & 18 Cameras
Tow Truck Available for Sale Separately
Equipment Included - call for details

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

NEW LISTING

Contact:

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

jeremy@metrorealtyservices.com;
rick@metrorealtyservices.com



610 Oak St
Copiague, NY 11726

Property type: **Industrial**

Available Size: 3,904 Sale Price: \$ 1,800,000
Office size: 400 Lease (psf incl tax):
Acres: 0.20 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:

NEW LISTING

Contact:

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

jeremy@metrorealtyservices.com;
rick@metrorealtyservices.com



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



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: | | | | | |

PRICE REDUCED

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



92 Central Ave
Farmingdale, NY 11735

Property type: **Industrial**

| | | | | | |
|--------------------------------------|--------|-----------------------|--------------|---------------|-----|
| Available Size: | 20,000 | Sale Price: | | Heat: | Gas |
| Office size: | 4,000 | Lease (psf incl tax): | \$ 10.50 | Clear Ht: | 14' |
| Acres: | | Tax (psf): | See Comments | Power (amps): | TBD |
| 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 | | | | | |
| Docks: 6 | | | | | |
| Drive-Ins: 1 with | | | | | |
| Sewers: | | | | | |
| Parking: | | | | | |

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



12 Van Buren Ave
Floral Park, NY 11001

Property type: **Industrial**

Available Size: 2,800
Office size: 500
Acres: 0.18

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

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

Lease Price Reduced

Contact:

Jeremy Hackett/Mark Timpone
(631) 770-0700 x6359/6361

jeremy@metrorealtyservices.com;
mark@metrorealtyservices.com

Comments:

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



53 Hanse Ave
Freeport, NY 11520

Property type: **Industrial**

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

Sale Price: \$ 2,200,000
Lease (psf incl tax):
Tax (psf): \$ 6.21

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



165 Oser Ave
Hauppauge, NY 11788

Property type: **Industrial**

Available Size:
Office size:
Acres: 5.70

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

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

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



**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



**20 Davids Dr
Hauppauge, NY 11788**

Property type: Industrial

Available Size: 28,000 Sale Price: \$ 3,500,000
 Office size: 3,500 Lease (psf incl tax):
 Acres: 2.20 Tax (psf): \$ 2.34

Comments:

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

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

SOLD

Contact:

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



**2100 Pacific St
Hauppauge, NY 11788**

Property type: Industrial

Available Size: 20,000 Sale Price:
 Office size: 0 Lease (psf incl tax): \$ 6.00
 Acres: Tax (psf):

Comments:

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

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

Contact:

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



**45 Hoffman Ave
Hauppauge, NY 11788**

Property type: Industrial

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

Sale Price: \$ 1,935,000
Lease (psf incl tax):
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

BACK ON THE MARKET

Contact:

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



**65 Commerce Dr
Hauppauge, NY 11788**

Property type: Industrial

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

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

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

Contact:

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



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

Property type: Industrial

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

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

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



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

Property type: Industrial

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

Comments:

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

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

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

Contact:

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



**495 Peninsula Blvd
Hempstead, NY 11550**

Property type: Industrial

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

Comments:

Frontage on Peninsula Blvd
Village of Hempstead

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

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

Building & Business For Sale

Contact:

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



**100 Frank Rd
Hicksville, NY 11801**

Property type: Industrial

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

Comments:

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

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

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

Contact:

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



**Peachtree Ct
Holbrook, NY 11741**

Property type: **Industrial**

Available Size: Sale Price: \$ 1,900,000
Office size: Lease (psf incl tax): See Comments
Acres: 4.00 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



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

Property type: **Industrial**

Available Size: 3,200 Sale Price: \$ 480,000
Office size: 3,000 Lease (psf incl tax):
Acres: 0.18 Tax (psf): \$ 3.67

Comments:

3 Separate Services
Just off Jericho Tpke
Was previously divided for multi-tenant use
Windows on 3 sides of building

Heat: Gas
Clear Ht: 12'
Power (amps): 400
Docks: 0
Drive-Ins: 0
Sewers:
Parking: 11

IN CONTRACT

Contact:

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



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

Property type: **Industrial**

Available Size: 12,200 Sale Price: \$ 1,399,000
Office size: 2,440 Lease (psf incl tax):
Acres: 0.43 Tax (psf): \$ 2.21

Comments:

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

Heat: Gas/Oil
Clear Ht: 12'-18'
Power (amps): 800
Docks: 0
Drive-Ins: 3
Sewers:
Parking:

NEW LISTING

Contact:

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



181 E Hoffman Ave
Lindenhurst, NY 11757

Property type: **Industrial**

Available Size: 12,870
Office size: 1,287
Acres: 0.42

Sale Price: \$ 1,287,000
Lease (psf incl tax):
Tax (psf): \$ 2.12

Comments:

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

Heat: Gas
Clear Ht: 12'/13.5'
Power (amps): 600
Docks: 0
Drive-Ins: 3
Sewers:
Parking:

NEW LISTING

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

Sale Price: \$ 1,150,000
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



2965 Horseblock Rd
Medford, NY 11763

Property type: **Industrial**

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

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

Comments:

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

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

Contact:

Jeremy Hackett
(631) 770-0700 x6359

jeremy@metrorealtyservices.com



**65 Maxess Rd
Melville, NY 11747**

Property type: Industrial

Available Size: 51,780 Sale Price:
Office size: 5,780 Lease (psf incl tax): See Comments
Acres: 4.10 Tax (psf): \$ 1.53

Comments:

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

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

Rental price TBD by work

Contact:

Tony Garistina
(631) 770-0700 x6366
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:

Contact:

Mark Timpone
(631) 770-0700 x6361
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



**125 Railroad Ave
New Hyde Park, NY 11040**

Property type: **Industrial**

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

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

Comments:

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

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

LEASED

Contact:

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



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

Property type: **Industrial**

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

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

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;
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 for dead storage or with 1,000 sf office
Available yard
Flexible divisions

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

**5,135 sf - 6,135 sf
Available**

Contact:

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



**1900 Lakeland Ave
Ronkonkoma, NY 11779**

Property type: **Industrial**

| | | | | | |
|-----------------|-------|-----------------------|--------------|---------------|---------|
| Available Size: | 9,000 | Sale Price: | \$ 1,499,000 | Heat: | Gas |
| Office size: | 1,350 | Lease (psf incl tax): | | Clear Ht: | 14' |
| Acres: | 0.67 | Tax (psf): | \$ 2.17 | Power (amps): | 600 (2) |

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

IN CONTRACT

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



**28 Colt Ct
Ronkonkoma, NY 11779**

Property type: **Industrial**

| | | | | | |
|-----------------|-------|-----------------------|----------|---------------|-----|
| Available Size: | 7,856 | Sale Price: | | Heat: | Gas |
| Office size: | 1,800 | Lease (psf incl tax): | \$ 10.95 | Clear Ht: | 16' |
| Acres: | 0.91 | Tax (psf): | \$ 1.00 | Power (amps): | 400 |

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

NEW LISTING

Contact:
 Joel Gersten
 (631) 770-0700 x6353
joel@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



REALTY SERVICES LLC

Exclusive Listings Report October 2017



Fleetwood Ct
Ronkonkoma, NY 11779

Property type: Industrial

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

Sale Price:
Lease (psf incl tax): 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



Fleetwood Ct
Ronkonkoma, NY 11779

Property type: Industrial

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

Sale Price:
Lease (psf incl tax): 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



395 Westbury Blvd
Uniondale, NY 11553

Property type: Industrial

Available Size: 36,312
Office size: 6,553
Acres: 1.34
Comments:
Large Fenced Yard
New LED Lighting
Zoned Lt Mfg in Town of Hempstead
Built in 1962

Sale Price: \$ 6,950,000
Lease (psf incl tax): \$ 13.50
Tax (psf): \$ 3.15

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

NEW LISTING

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

Exclusive Listings Report



100 E Mineola Ave
Valley Stream, NY 11580

Property type: **Industrial**

Available Size: 9,350
Office size:
Acres:

Comments:

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

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

Contact:

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



100 E Mineola Ave
Valley Stream, NY 11580

Property type: **Industrial**

Available Size: 5,100
Office size:
Acres:

Comments:

Storage / Warehouse on Lower Level

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

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

Contact:

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



127 Dale St
West Babylon, NY 11704

Property type: **Industrial**

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

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

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

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

Occupancy Arranged

Contact:

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



165 Eads St Unit A
West Babylon, NY 11704

Property type: **Industrial**

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

Comments:

High End Office

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

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

Contact:

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



31 Lamar St Units B & C
West Babylon, NY 11704

Property type: **Industrial**

Available Size: 4,176
Office size: 600
Acres:

Comments:

Asking Lease Price: \$3,800 / month
Ample Parking
Located Off Edison Avenue

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

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

BACK ON MARKET

Contact:

RickFalco/Ivan Arevalo
(631) 770-0700 x6352/6351
rick@metrorealtyservices.com;
ivan@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

NEW LISTING

Contact:

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



87 Eads St
West Babylon, NY 11704

Property type: **Industrial**

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

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

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

Comments:

Available Immediately
Newly Developed Space
Ample Parking
No CAM (Landscaping And Snow Removal Included)

Contact:

Nick Romano/Rick Falco
(631) 770-0700 x6362/6352
nick@metrorealtyservices.com;
rick@metrorealtyservices.com



110 Hopper St
Westbury, NY 11590

Property type: **Industrial**

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

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:

PRICE REDUCED

Comments:

Contact:

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



128 Magnolia Ave
Westbury, NY 11590

Property type: **Industrial**

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

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

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

LEASE / SALE

Comments:

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

Contact:

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



18 Sylvester St
Westbury, NY 11590

Property type: **Industrial**

| | | | | | |
|-----------------|--------|-----------------------|--------------|---------------|-------------|
| Available Size: | 19,620 | Sale Price: | \$ 3,290,000 | Heat: | Gas |
| Office size: | 2,500 | Lease (psf incl tax): | | Clear Ht: | 12' /15' 6" |
| Acres: | 0.51 | Tax (psf): | \$ 3.86 | Power (amps): | 1800 |

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

Docks: 1
Drive-Ins: 2
Sewers: Y
Parking:

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



483 Grand Blvd
Westbury, NY 11590

Property type: **Industrial**

| | | | | | |
|-----------------|------|-----------------------|--------------|---------------|--|
| Available Size: | | Sale Price: | \$ 1,900,000 | Heat: | |
| Office size: | | Lease (psf incl tax): | | Clear Ht: | |
| Acres: | 0.59 | Tax (psf): | See Comments | Power (amps): | |

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

Docks:
Drive-Ins:
Sewers:
Parking:

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



28 Old Dock Rd
Yaphank, NY 11980

Property type: **Industrial**

| | | | | | |
|-----------------|--------|-----------------------|--------------|---------------|--------|
| Available Size: | 11,970 | Sale Price: | \$ 1,799,000 | Heat: | Gas |
| Office size: | 2,400 | Lease (psf incl tax): | | Clear Ht: | 15' 4" |
| Acres: | 1.00 | Tax (psf): | \$ 2.67 | Power (amps): | ±400 |

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

Docks: 0
Drive-Ins: 5
Sewers: N
Parking:

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

Exclusive Listings Report



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



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



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



REALTY SERVICES LLC

Exclusive Listings Report October 2017



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



481 Furrows Rd
Holbrook, NY 11741

Property type: Land

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



**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:

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:

MAJOR PRICE REDUCTION

Contact:

Jeremy Hackett
(631) 770-0700 x6359
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: 2.43 Tax (psf): See Comments

Comments:

No building, now clean with all debris removed
Will be delivered w/ NFA letter from Nassau County
Taxes to be determined
Lease Price: \$3.00 psf gr

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

New Info (Lease Only)

Contact:

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



**483 Grand Blvd
Westbury, NY 11590**

Property type: Land

Available Size:

Office size:

Acres: 0.59

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:

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(631) 770-0700 x6359/6361

jeremy@metrorealtyservices.com;
mark@metrorealtyservies.com



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

Property type: Office

Available Size: 7,510
Office size:
Acres:

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

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

User/Investor

Comments:

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

Contact:

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



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

Property type: Office

Available Size: 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

**Divisible-2 Story -
Additional Office Available**

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



**221 David Ct
Calverton, NY 11933**

Property type: Office

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

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

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

Divisible

Comments:

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

Contact:

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



92 Central Ave
Farmingdale, NY 11735

Property type: Office

Available Size: 4,000
Office size:
Acres:

Comments:

Brand New Office Space
15 Parking Spaces

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

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

Sublease

Contact:

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



1103 Stewart Ave
Garden City, NY 11530

Property type: Office

Available Size: 12,405
Office size:
Acres:

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

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

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;
mort@metrorealtyservices.com



320 Northern Blvd
Great Neck, NY 11020

Property type: Office

Available Size: 1,497
Office size:
Acres: 0.50

Comments:

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

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

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

Contact:

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(631) 770-0700 x6362/6353
nick@metrorealtyservices.com;
joel@metrorealtyservices.com



**165 Oser Ave
Hauppauge, NY 11788**

Property type: Office

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



**175 Engineers Rd
Hauppauge, NY 11788**

Property type: Office

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

Comments:

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

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

Contact:

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



**295 Oser Ave
Hauppauge, NY 11788**

Property type: Office

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

Comments:

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

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

Contact:

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joel@metrorealtyservices.com;
mort@metrorealtyservices.com



**900 Wheeler Rd
Hauppauge, NY 11788**

Property type: Office

Available Size: 5,283 Sale Price:
Office size: Lease (psf incl tax): \$ 17.95
Acres: 3.80 Tax (psf):

Comments:

676 SF - 3,993 SF Available
Ste 1/1,466sf, Ste 2/1,777sf, Ste 3/750sf
Ste 5/1,290sf, Ste 7/676sf
Units can be combined up to 5,283 sf
Aggressive Lease Deals/Flexible Terms from 1-10yrs

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

Contact:

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



**695 S Broadway
Massapequa, NY 11758**

Property type: Office

Available Size: 2,500 Sale Price: \$ 449,000
Office size: Lease (psf incl tax):
Acres: 0.31 Tax (psf): \$ 10.00

Comments:

Great Redevelopment Site
Office/Retail
Good Parking
Main Road Visibility

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

SOLD

Contact:

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



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

Property type: Office

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

Comments:

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

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

Contact:

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joel@metrorealtyservices.com;
mort@metrorealtyservices.com



100 E Mineola Ave
Valley Stream, NY 11580

Property type: Office

Available Size: 1,700
Office size: 1,700
Acres: 0.85

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

Comments:

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

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

Contact:

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



700 Shames Dr
Westbury, NY 11590

Property type: Office

Available Size: 1,800
Office size:
Acres:

Sale Price:
Lease (psf incl tax): \$ 17.50
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



**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:

Contact:

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mort@metrorealtyservices.com



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

Property type: Retail

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

Comments:

Office/Retail
2 Story

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

User/Investor

Contact:

Nick Romano
(631) 770-0700 x6362

nick@metrorealtyservices.com



**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:

Contact:

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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:

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joel@metrorealtyservices.com;
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



**695 S Broadway
Massapequa, NY 11758**

Property type: **Retail**

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

Comments:

Great Redevelopment Site
Office/Retail
Good Parking
Main Road Visibility

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

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

SOLD

Contact:

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



REALTY SERVICES LLC

Exclusive Listings Report October 2017



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
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REALTY SERVICES LLC

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Exclusive Listings Report October 2017

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