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## Exclusive Listings Report June 2018

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**INDUSTRIAL**

Page#	City	Address	Size	Acres	Changes
2	Amityville	25 DeForest St	10,000	0.50	
2	Bay Shore	2 Cherry St	5,220	0.25	
2	Bay Shore	45 Sweeneydale Ave	8,250	1.40	<b>Cross-Dock Terminal - 25 Doors Available</b>
3	Bellport	4 Pinehurst Dr	15,000	3.03	
3	Bethpage	271 Central Ave	4,600	0.12	
3	Bohemia	1605 Sycamore Ave	3,100		<b>Updated Info</b>
4	Bohemia	1605 Sycamore Ave C2	1,800		<b>Updated Info</b>
4	Bohemia	1605 Sycamore Ave D	4,200		<b>Can be combined with .33 acres - Updated Info</b>
4	Bohemia	N/S Davinci Dr W/O Johnson		2.00	<b>BUILD TO SUIT</b>
5	Central Islip	135 Brightside Ave	4,800	0.23	<b>IN CONTRACT</b>
5	Central Islip	69 Brightside Ave	1,200	0.53	
5	Copiague	610 Oak St	3,904	0.20	<b>BUSINESS INCLUDED</b>
6	Deer Park	40 Burt Dr Suite 4	3,600		<b>IN CONTRACT</b>
6	Deer Park	40 Burt Dr Suite 6	3,630		
6	Deer Park	697 Acorn St (Units B & C)	6,000		<b>UNIT B LEASED</b>
7	Deer Park	697 Acorn St Units C	3,000		
7	Elmont	1325 M St	17,400	0.32	<b>AVAILABLE IMMEDIATELY</b>
7	Farmingdale	19-21 Potter & 20 Murray St	14,517	0.50	<b>IN CONTRACT</b>
8	Farmingdale	92 Central Ave	20,000		<b>Sublease</b>
8	Farmingdale	92 Central Ave	12,500		<b>Sublease</b>
8	Farmingdale	92 Central Ave	10,875		<b>Sublease - Warehouse Only</b>
9	Freeport	53 Hanse Ave	8,035	0.36	
9	Hauppauge	165 Oser Ave		5.75	<b>PRICE REDUCED</b>
9	Hauppauge	45 Hoffman Ave	15,000	0.92	<b>IN CONTRACT</b>
10	Hempstead	495 Peninsula Blvd	15,330	0.45	<b>LEASED</b>
10	Hempstead	52 Chasner St	4,410	0.16	
10	Hicksville	100 Frank Rd	20,000	1.90	
11	Holbrook	Peachtree Ct		4.00	<b>BUILD TO SUIT or LAND SALE</b>
11	Lindenhurst	175 E Hoffman Ave	12,200	0.43	<b>SOLD</b>
11	Lindenhurst	425 E John St	9,467	0.72	<b>IN CONTRACT</b>

INDUSTRIAL (cont.)

Page#	City	Address	Size	Acres	Changes
12	Lindenhurst	920 Wellwood Ave	12,474	0.53	
12	Lynbrook	15 Langdon Pl	3,732		NEW LISTING
12	Medford	2965 Horseblock Rd	6,000	2.00	
13	Medford	7 Commercial Blvd	11,264		
13	Medford	9 Commercial Blvd	12,046	1.35	
13	Melville	65 Maxess Rd	51,780	4.10	OFF THE MARKET
14	Mineola	166 Herricks Rd	3,600	0.17	
14	Ronkonkoma	110 Remington Blvd	10,000	0.82	
14	Ronkonkoma	700 Union Pkwy Unit 5	4,000		LEASE POSSIBLE
15	Ronkonkoma	700 Union Pkwy Unit 5-6-7	13,600		LEASE POSSIBLE
15	Ronkonkoma	700 Union Pkwy Unit 5-6-7-8	18,750		LEASE POSSIBLE
15	Ronkonkoma	700 Union Pkwy Unit 6-7	9,600		LEASE POSSIBLE
16	Ronkonkoma	700 Union Pkwy Unit 6-7-8	14,750		LEASE POSSIBLE
16	Ronkonkoma	700 Union Pkwy Unit 8	5,150		LEASE POSSIBLE
16	Ronkonkoma	E/S Remington Blvd		3.90	BUILD TO SUIT
17	Ronkonkoma	Fleetwood Ct		1.40	BUILD TO SUIT
17	Ronkonkoma	Fleetwood Ct		3.00	BUILD TO SUIT
17	Uniondale	395 Westbury Blvd	36,312	1.34	
18	West Babylon	127 Dale St	22,500	3.70	Occupancy Arranged
18	West Babylon	35-45 Kean St	20,419	0.87	CO'd Adult Entertainment
18	West Babylon	87 Eads St	6,322	0.90	
19	Westbury	112 Magnolia Ave	5,000	0.23	
19	Yaphank	28 Old Dock Rd	11,970	1.00	
19	Yaphank	31 Old Dock Rd	11,975	1.23	OFF THE MARKET

**LAND**

Page#	City	Address	Size	Acres	Changes
20	Bayport	E/S Sylvan Ave (Backs on Nichols Rd)		1.76	Industrial Land
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	Medford	Bellport Station Rd & Horseblock Rd S/W/C		1.35	Signed Lease - waiting for approvals
21	Medford	N Service Rd		7.33	IN CONTRACT
22	Medford	S Service Rd		5.20	

**OFFICE**

Page#	City	Address	Size	Acres	Changes
23	Bohemia	1268-1276 Smithtown Ave	7,510		User/Investor
23	Bohemia	1268-1276 Smithtown Ave	3,392		
23	Calverton	221 David Ct	37,000	14.00	Divisible - 6,500sf Leased Now 37,000 sf available
24	Commack	55 Mall Dr	10,500		
24	Freeport	114 Church St	3,960		NEW LISTING
24	Great Neck	320 Northern Blvd	2,043	0.50	
25	Hauppauge	110 Marcus Blvd & 35 Arkay Dr	7,700		NEW LISTING
25	Hauppauge	165 Oser Ave	17,213	5.75	PRICE REDUCED
25	Hauppauge	175 Engineers Rd	3,575		
26	Hauppauge	295 Oser Ave	1,400		
26	Hauppauge	900 Wheeler Rd	3,243	3.80	
26	Smithtown	319 E Main St	1,560		

**RETAIL**

Page#	City	Address	Size	Acres	Changes
27	Bethpage	271 Central Ave	4,600	0.12	PRICE REDUCED
27	Bohemia	1268-1276 Smithtown Ave	7,510		User/Investor
27	Hauppauge	900 Wheeler Rd	5,375	3.80	One Store Removed
28	Lindenhurst	920 Wellwood Ave	12,474	0.53	
28	Ronkonkoma	25 Railroad Ave	900		Back On The Market



**25 DeForest St**  
Amityville, NY 11701

Property type: **Industrial**

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

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

**Comments:**

Zoned Light Industrial  
Being Completely Renovated Inside & Outside  
Rear Yard

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

**Contact:**

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**2 Cherry St**  
Bay Shore, NY 11706

Property type: **Industrial**

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

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

**Comments:**

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

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

**Contact:**

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[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:**

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**4 Pinehurst Dr  
Bellport, NY 11713**

**Property type: Industrial**

Available Size:	15,000	Sale Price:	\$ 3,500,000	Heat:	Gas
Office size:	3,000	Lease (psf incl tax):		Clear Ht:	32'
Acres:	3.03	Tax (psf):	\$ 3.67	Power (amps):	800+

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

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**271 Central Ave  
Bethpage, NY 11714**

**Property type: Industrial**

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

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

**PRICE REDUCED**

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**1605 Sycamore Ave  
Bohemia, NY 11716**

**Property type: Industrial**

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

**Comments:**  
 Lease Price: \$2,600/month  
 Owner can build an office if needed  
 Available ± 8/1/18  
 2 Bathrooms  
 Can combine with 1,800 sf

**Updated Info**

**Contact:**  
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**1605 Sycamore Ave C2  
Bohemia, NY 11716**

Property type: **Industrial**

Available Size: 1,800      Sale Price:  
Office size: 0      Lease (psf incl tax): \$ 10.00  
Acres:      Tax (psf):

**Comments:**

Lease: \$1500/month  
Long or Short Term Lease Available  
No Bathroom or Office  
Can be combined with 3,100 sf or 4,200 sf

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

**Updated Info**

**Contact:**

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

Property type: **Industrial**

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

**Comments:**

Lease: \$3,500 / mo **(Can be combined with 1800 sf)**  
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.

**Avail 1/1/19**

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

**Can be combined with .33 acres  
Updated Info**

**Contact:**

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

Property type: **Industrial**

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

**Comments:**

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

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

**BUILD TO SUIT**

**Contact:**

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**135 Brightside Ave  
Central Islip, NY 11722**

**Property type: Industrial**

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

Sale Price: \$ 750,000  
Lease (psf incl tax):  
Tax (psf): \$ 4.24

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

**IN CONTRACT**

**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

**Contact:**

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**69 Brightside Ave  
Central Islip, NY 11722**

**Property type: Industrial**

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

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

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

**Contact:**

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

**Comments:**

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



**610 Oak St  
Copiague, NY 11726**

**Property type: Industrial**

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

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

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

**BUSINESS INCLUDED**

**Comments:**

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

**Contact:**

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**40 Burt Dr Suite 4**  
Deer Park, NY 11729

Property type: **Industrial**

Available Size: 3,600      Sale Price: \$ 550,000  
Office size: 1,260      Lease (psf incl tax): See Comments  
Acres:                      Tax (psf): \$ 2.69

**Comments:**

7 reserved parking spots & visitor  
22' x 16' mezzanine for storage  
New HVAC  
1 Bath, 1 Full Bath, Kitchen/Break Room

Heat: Gas  
Clear Ht: 15'3"  
Power (amps): 200  
Docks: 0  
Drive-Ins: 1  
Sewers:  
Parking: 8

**IN CONTRACT**

**Contact:**

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**40 Burt Dr Suite 6**  
Deer Park, NY 11729

Property type: **Industrial**

Available Size: 3,630      Sale Price: \$ 567,000  
Office size: 700      Lease (psf incl tax): See Comments  
Acres:                      Tax (psf): \$ 3.43

**Comments:**

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

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

**Contact:**

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



**697 Acorn St (Units B & C)**  
Deer Park, NY 11729

Property type: **Industrial**

Available Size: 6,000      Sale Price:  
Office size: 1,200      Lease (psf incl tax): See Comments  
Acres:                      Tax (psf):

**Comments:**

Huge lot for parking trucks/vehicles  
Lot Fenced & Gated  
Clear Span, No Columns in Warehouse  
Adjacent units can be leased together  
Additional Mezzanine no included in sf

Heat: Gas  
Clear Ht: 17' 6"  
Power (amps): 200/200  
Docks: 0  
Drive-Ins: 2  
Sewers:  
Parking:

**UNIT B LEASED**

**Contact:**

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**697 Acorn St Units C  
Deer Park, NY 11729**

**Property type: Industrial**

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

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

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

**Comments:**

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

**Contact:**

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



**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

**Comments:**

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

**AVAILABLE IMMEDIATELY**

**Contact:**

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

**Property type: Industrial**

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

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

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

**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

**IN CONTRACT**

**Contact:**

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92 Central Ave  
Farmingdale, NY 11735

Property type: Industrial

Available Size: 20,000  
Office size: 4,000  
Acres:

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

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

**Sublease**

**Comments:**

Sublease \$10.50 psf gr  
Sublease runs through October 2023  
New Warehouse Lighting  
Brank New Office Space  
Fully Racked

**Contact:**

David Rotter  
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92 Central Ave  
Farmingdale, NY 11735

Property type: Industrial

Available Size: 12,500  
Office size: 4,000  
Acres:

Sale Price:  
Lease (psf incl tax): \$ 11.25  
Tax (psf):

Heat: Gas  
Clear Ht: 14'  
Power (amps): TBD  
Docks: 3  
Drive-Ins: 0  
Sewers:  
Parking: 15

**Sublease**

**Comments:**

Sublease Runs Through 10/31/2023  
Space Is Fully Racked & Demised With Fencing  
Brand New Office Space  
New Warehouse Lighting  
Sublease \$11.25 psf gr + utilities

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92 Central Ave  
Farmingdale, NY 11735

Property type: Industrial

Available Size: 10,875  
Office size: 0  
Acres:

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

Heat: Gas  
Clear Ht: 14'  
Power (amps): TBD  
Docks: 3  
Drive-Ins: 1  
Sewers:  
Parking: 15

**Sublease  
Warehouse Only**

**Comments:**

Sublease \$10.50 psf gr + \$1.50 for utilities  
Sublease runs through Oct 2023  
New Warehouse Lighting  
Fully Racked

**Contact:**

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**53 Hanse Ave**  
Freeport, NY 11520

Property type: **Industrial**

Available Size:	8,035	Sale Price:	\$ 1,950,000	Heat:	Gas
Office size:	2,315	Lease (psf incl tax):		Clear Ht:	28'6"
Acres:	0.36	Tax (psf):	\$ 6.21	Power (amps):	600

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

**Contact:**  
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[tony@metrorealtyservices.com](mailto:tony@metrorealtyservices.com)



**165 Oser Ave**  
Hauppauge, NY 11788

Property type: **Industrial**

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

**Comments:**  
Buildable Size Approx. 100,000sf  
Existing 17,213sf Office Building On Lot  
Price includes 5.7 acre lot & Office Bldg  
Sewer connection capable  
Will lease office building separately  
See Office Listing for Lease Info

**PRICE REDUCED**

**Contact:**  
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[doug@metrorealtyservices.com](mailto:doug@metrorealtyservices.com)



**45 Hoffman Ave**  
Hauppauge, NY 11788

Property type: **Industrial**

Available Size:	15,000	Sale Price:	\$ 1,935,000	Heat:	Gas
Office size:	2,200	Lease (psf incl tax):		Clear Ht:	16'
Acres:	0.92	Tax (psf):	\$ 1.98	Power (amps):	400

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

**IN CONTRACT**

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

**LEASED**

**Contact:**

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



**52 Chasner St  
Hempstead, NY 11550**

**Property type: Industrial**

Available Size: 4,410  
Office size: 882  
Acres: 0.16

**Comments:**

(2) Tax Lots  
Fenced Yard  
Approved Tax reduction to \$16,829.10 (\$3.82 psf)

Sale Price: \$ 849,000  
Lease (psf incl tax):  
Tax (psf): \$ 3.82

Heat: TBD  
Clear Ht: 12' 6"  
Power (amps): 400  
Docks: 0  
Drive-Ins: 3  
Sewers:  
Parking:

**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

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



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

**Property type: Industrial**

Available Size:                      12,200                      Sale Price:                      \$ 1,350,000  
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:

**SOLD**

**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  
Office size:                              947                      Lease (psf incl tax):                
Acres:                                      0.72                              Tax (psf):                              \$ 2.93

**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

Heat:                                      Gas  
Clear Ht:                              12'-14'  
Power (amps):                      TBD  
Docks:                                      0  
Drive-Ins:                              11  
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)



**920 Wellwood Ave**  
Lindenhurst, NY 11757

Property type: **Industrial**

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

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

Heat: Oil/Gas  
Clear Ht: 12'  
Power (amps): 600 (3  
Docks: 0  
Drive-Ins: 6  
Sewers:  
Parking:

**Comments:**

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

**Contact:**

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



**15 Langdon Pl**  
Lynbrook, NY 11563

Property type: **Industrial**

Available Size: 3,732  
Office size: 186  
Acres:

Sale Price:  
Lease (psf incl tax): \$ 16.00  
Tax (psf):

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

**Comments:**

Clear span  
Just off Sunrise Hwy  
Motorized door  
New warehouse lighting

**NEW LISTING**

**Contact:**

Andy Blumenthal  
(631) 770-0700 x6363  
[andy@metrorealtyservices.com](mailto:andy@metrorealtyservices.com)



**2965 Horseblock Rd**  
Medford, NY 11763

Property type: **Industrial**

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

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

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

**Comments:**

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

**Contact:**

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



**7 Commercial Blvd  
Medford, NY 11763**

**Property type: Industrial**

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

**Comments:**

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

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

**Contact:**

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



**9 Commercial Blvd  
Medford, NY 11763**

**Property type: Industrial**

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

**Comments:**

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

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

**Contact:**

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



**65 Maxess Rd  
Melville, NY 11747**

**Property type: Industrial**

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

**Comments:**

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

Sale Price:  
Lease (psf incl tax): \$ 12.50  
Tax (psf): \$ 1.63

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

**OFF THE MARKET**

**Contact:**

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





**166 Herricks Rd  
Mineola, NY 11501**

**Property type: Industrial**

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

**Comments:**

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

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

**Contact:**

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



**110 Remington Blvd  
Ronkonkoma, NY 11779**

**Property type: Industrial**

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

**Comments:**

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

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

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

**Contact:**

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



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

**Property type: Industrial**

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

**Comments:**

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

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

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

**LEASE POSSIBLE**

**Contact:**

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



**700 Union Pkwy Unit 5-6-7  
Ronkonkoma, NY 11779**

**Property type: Industrial**

Available Size: 13,600  
Office size: 3,600  
Acres:

Sale Price: \$ 1,950,000  
Lease (psf incl tax): See Comments  
Tax (psf): \$ 2.08

Heat: Gas  
Clear Ht: 18'  
Power (amps): 400/160  
Docks: 2  
Drive-Ins: 3  
Sewers:  
Parking:

**LEASE POSSIBLE**

**Comments:**

CAM \$1,101 / month  
Full A/C  
4,200 sf usable mezzanine not included in sf  
1 minute to LIE Exit 59  
2 blocks north of Veterans Highway  
Near MacArthur Airport & Ronkonkoma Railroad Stati

**Contact:**

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



**700 Union Pkwy Unit 5-6-7-8  
Ronkonkoma, NY 11779**

**Property type: Industrial**

Available Size: 18,750  
Office size: 4,600  
Acres:

Sale Price: \$ 2,695,000  
Lease (psf incl tax): See Comments  
Tax (psf): \$ 2.08

Heat: Gas  
Clear Ht: 18'  
Power (amps): 400/160  
Docks: 3  
Drive-Ins: 4  
Sewers:  
Parking:

**LEASE POSSIBLE**

**Comments:**

CAM: \$1,518.57  
Full A/C  
5,200 sf usable mezzanine not included in sf  
1 minute to LIE Exit 59  
2 blocks north of Veterans Highway  
Near MacArthur Airport & Ronkonkoma Railroad Stati

**Contact:**

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



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

**Property type: Industrial**

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

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

Heat: Gas  
Clear Ht: 18'  
Power (amps): 1600  
Docks: 1  
Drive-Ins: 2  
Sewers:  
Parking:

**LEASE POSSIBLE**

**Comments:**

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

**Contact:**

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



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

Property type: **Industrial**

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

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

Heat: Gas  
Clear Ht: 18'  
Power (amps): 1600/20  
Docks: 2  
Drive-Ins: 3  
Sewers:  
Parking:

**LEASE POSSIBLE**

**Comments:**

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

**Contact:**

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



**700 Union Pkwy Unit 8  
Ronkonkoma, NY 11779**

Property type: **Industrial**

Available Size: 5,150  
Office size: 1,000  
Acres:

Sale Price: \$ 745,000  
Lease (psf incl tax): See Comments  
Tax (psf): \$ 2.08

Heat: Gas  
Clear Ht: 18'  
Power (amps): 200  
Docks: 1  
Drive-Ins: 1  
Sewers:  
Parking:

**LEASE POSSIBLE**

**Comments:**

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

**Contact:**

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



**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**

**Comments:**

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

**Contact:**

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



REALTY SERVICES LLC

Exclusive Listings Report June 2018



Fleetwood Ct
Ronkonkoma, NY 11779

Property type: Industrial

Available Size:
Office size:
Acres: 1.40

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

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

See Comments

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

BUILD TO SUIT

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



Fleetwood Ct
Ronkonkoma, NY 11779

Property type: Industrial

Available Size:
Office size:
Acres: 3.00

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

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

See Comments

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

BUILD TO SUIT

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



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

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

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

Exclusive Listings Report



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

**Property type: Industrial**

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

**Comments:**

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

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

**Occupancy Arranged**

**Contact:**

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



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

**Property type: Industrial**

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

**Comments:**

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

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

**CO'd Adult Entertainment**

**Contact:**

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



**87 Eads St  
West Babylon, NY 11704**

**Property type: Industrial**

Available Size: 6,322      Sale Price:  
Office size: 948      Lease (psf incl tax): \$ 10.50  
Acres: 0.90      Tax (psf):

**Comments:**

Immediate Occupancy  
Brand New Space  
Ample Parking  
No CAM (Landscaping And Snow Removal Included)

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

**Contact:**

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



**112 Magnolia Ave  
Westbury, NY 11590**

**Property type: Industrial**

Available Size:	5,000	Sale Price:	\$ 1,295,000	Heat:	Oil
Office size:	1,000	Lease (psf incl tax):	See Comments	Clear Ht:	12'
Acres:	0.23	Tax (psf):	\$ 5.71	Power (amps):	600
<b>Comments:</b>					
Free Standing Building					
Paved, Fenced, Lit, Secure 5,000sf Of Yard Space					
Property Is Situated Street To Street					
Docks: 0					
Drive-Ins: 1					
Sewers: Y					
Parking:					

**Contact:**  
Mark Timpone  
(631) 770-0700 x6361  
[mark@metrorealtyservices.com](mailto: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
<b>Comments:</b>					
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](mailto:jeremy@metrorealtyservices.com)



**31 Old Dock Rd  
Yaphank, NY 11980**

**Property type: Industrial**

Available Size:	11,975	Sale Price:	\$ 1,899,000	Heat:	Gas
Office size:	2,994	Lease (psf incl tax):		Clear Ht:	16'
Acres:	1.23	Tax (psf):	\$ 2.23	Power (amps):	600
<b>Comments:</b>					
IDA Benefits / Tax Abatement Available					
Town of Brookhaven					
±32 car parking					
1.2 miles off LIE					
2.6 miles off Sunrise Hwy					
Docks: 1					
Drive-Ins: 2					
Sewers:					
Parking: 32					

**OFF THE MARKET**

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



**E/S Sylan Ave (Backs on Nichols Rd)**  
**Bayport, NY 11705**  
**Property type: Land**

Available Size:  
 Office size:  
 Acres: 1.76

Sale Price: \$ 525,000  
 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:

**Industrial Land**

**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)



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

**Property type: Land**

Available Size: See Comments  
Office size: 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:**

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



**Bellport Station Rd & Horseblock  
Rd S/W/C  
Medford, NY 11763**  
**Property type: Land**

Available Size: \$ 1,500,000  
Office size: 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](mailto:nick@metrorealtyservices.com)



**N Service Rd  
Medford, NY 11763**

**Property type: Land**

Available Size: \$ 4,500,000  
Office size: See Comments  
Acres: 7.33 Tax (psf):

**Comments:**

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

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

**IN CONTRACT**

**Contact:**

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





S Service Rd  
Medford, NY 11763

Property type: Land

Available Size:

Office size:

Acres: 5.20

Sale Price:

Lease (psf incl tax):

Tax (psf):

\$ 2,080,000

See Comments

Heat:

Clear Ht:

Power (amps):

Docks:

Drive-Ins:

Sewers:

Parking:

**Comments:**

300' ± Frontage on S Service Rd

**Contact:**

Jeremy Hackett

(631) 770-0700 x6359

[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.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:**

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



**221 David Ct  
Calverton, NY 11933**

Property type: Office

Available Size: 37,000  
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 - 6,500sf Leased  
Now 37,000 sf available**

**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: 10,500      Sale Price:  
Office size: 8,200      Lease (psf incl tax): \$ 16.50  
Acres:      Tax (psf):

**Comments:**

8,200 sf Office / 2,300 sf R & D  
Private Entrance / Outside Picnic Area  
8 Enclosed Offices  
30 Wired Work Stations  
60 Car Parking Spaces  
Lease: \$16.50 psf gr + \$3.50 for utilities

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

**Contact:**

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



**114 Church St  
Freeport, NY 11520**

Property type: Office

Available Size: 3,960      Sale Price:  
Office size:      Lease (psf incl tax): \$ 12.00  
Acres:      Tax (psf): \$ 2.21

**Comments:**

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

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

**NEW LISTING**

**Contact:**

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



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

Property type: Office

Available Size: 2,739      Sale Price:  
Office size:      Lease (psf incl tax): \$ 25.00  
Acres: 0.50      Tax (psf): \$ 7.00

**Comments:**

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

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

**New Units Available**

**Contact:**

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



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

Property type: Office

Available Size: 7,700  
Office size:  
Acres:

**Comments:**

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

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

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

**NEW LISTING**

**Contact:**

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



**165 Oser Ave  
Hauppauge, NY 11788**

Property type: Office

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

**Comments:**

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

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

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

**PRICE REDUCED**

**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:

**Comments:**

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

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

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

**Comments:**

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

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

**Contact:**

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



**900 Wheeler Rd  
Hauppauge, NY 11788**

**Property type: Office**

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

**Comments:**

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

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

**Contact:**

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



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

**Property type: Office**

Available Size: 1,560      Sale Price: \$ 399,000  
Office size:  
Acres:                      Lease (psf incl tax):  
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  
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[mort@metrorealtyservices.com](mailto:mort@metrorealtyservices.com)



**271 Central Ave  
Bethpage, NY 11714**

Property type: **Retail**

Available Size: 4,600      Sale Price: \$ 659,000  
 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:

**PRICE REDUCED**

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



**900 Wheeler Rd  
Hauppauge, NY 11788**

Property type: **Retail**

Available Size: 3,525      Sale Price:  
 Office size:      Lease (psf incl tax): \$ 28.50  
 Acres: 3.80      Tax (psf):

**Comments:**

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

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

**Contact:**

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 (631) 770-0700 x6353/6356

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REALTY SERVICES LLC

Exclusive Listings Report June 2018



920 Wellwood Ave  
Lindenhurst, NY 11757

Property type: Retail

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

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

**Comments:**

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

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

**Contact:**

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



25 Railroad Ave  
Ronkonkoma, NY 11779

Property type: Retail

Available Size: 900  
Office size:  
Acres:

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

**Comments:**

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

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

**Back On The Market**

**Contact:**

Nick Romano  
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REALTY SERVICES LLC

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Exclusive Listings Report June 2018

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

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