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## Exclusive Listings Report June 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	43 Sprague Ave	2,617	0.14	<b>LEASED</b>
3	Amityville	51 Sprague Ave	3,400	0.15	
3	Bay Shore	45 Sweeneydale Ave	8,250	1.40	<b>Cross-Dock Terminal - 25 Doors Available</b>
3	Bay Shore	602 Pine Aire Dr	18,373	1.22	
4	Bethpage	271 Central Ave	4,600	0.12	<b>PRICE REDUCED</b>
4	Bohemia	1605 Sycamore Ave D	4,200		<b>Can be combined with .33 acres</b>
4	Bohemia	1606 Ninth Ave	8,270	0.51	
5	Bohemia	Knickerbocker Ave		1.70	<b>BUILD TO SUIT</b>
5	Bohemia	N/S Davinci Dr W/O Johnson		2.00	<b>BUILD TO SUIT</b>
5	Calverton	1828 Middle Rd	16,965	5.00	<b>IN CONTRACT</b>
6	Deer Park	40 Burt Dr Suite 5	2,580		<b>SOLD</b>
6	Elmont	481 Meacham Ave	5,096	0.17	<b>Available Immediately</b>
6	Farmingdale	19-21 Potter & 20 Murray St	14,517	0.50	<b>NEW LISTING</b>
7	Farmingdale	92 Central Ave	12,000		<b>Sublease</b>
7	Freeport	53 Hanse Ave	8,035	0.36	
7	Hauppauge	165 Oser Ave		5.70	<b>PRICE REDUCED</b>
8	Hauppauge	1765 Expressway Dr N	51,140	3.64	
8	Hauppauge	20 Davids Dr	28,000	2.20	
8	Hauppauge	2100 Pacific St	20,000		<b>(10,000 sf - 20,000 sf)</b>
9	Hauppauge	280 Oser Ave	30,000	1.90	
9	Hauppauge	45 Hoffman Ave	15,000	0.92	
9	Hauppauge	65 Commerce Dr	45,738	2.50	
10	Hauppauge	65 Commerce Dr (Front Unit)	24,554	2.50	<b>Now Vacant</b>
10	Hauppauge	65 Commerce Dr (Rear Unit)	21,184	2.50	
10	Hempstead	495 Peninsula Blvd	15,330	0.45	
11	Hicksville	100 Frank Rd	20,000	1.90	
11	Holbrook	Peachtree Ct		4.00	<b>BUILD TO SUIT or LAND SALE</b>
11	Huntington Station	193 West Hills Rd	3,200	0.18	

**INDUSTRIAL (cont.)**

Page#	City	Address	Size	Acres	Changes
12	Lindenhurst	920 Wellwood Ave	12,000	0.53	
12	Medford	2965 Horseblock Rd	6,000	2.00	<b>NEW LISTING</b>
12	Melville	65 Maxess Rd	51,780	4.10	
13	Mineola	207 Elm Pl	6,051	0.17	
13	Mineola	88 Windsor Ave	6,980	0.18	<b>NEW LISTING</b>
13	New Hyde Park	125 Railroad Ave	10,700	0.41	
14	New Hyde Park	159-161 Lakeville Rd	8,052	0.19	
14	New Hyde Park	1855 Imperial Ave	4,640	0.09	
14	New Hyde Park	2110 Jericho Tpke	5,428	0.19	<b>Building &amp; Business</b>
15	Oakdale	30 Montauk Blvd	6,000	0.40	<b>LEASED</b>
15	Ronkonkoma	E/S Remington Blvd		3.90	<b>BUILD TO SUIT</b>
15	Ronkonkoma	Fleetwood Ct		1.40	<b>BUILD TO SUIT</b>
16	Ronkonkoma	Fleetwood Ct		3.00	<b>BUILD TO SUIT</b>
16	Valley Stream	100 E Mineola Ave	5,100		
16	Valley Stream	100 E Mineola Ave	9,350		
17	West Babylon	116 Kean St	8,000	0.42	<b>IN CONTRACT</b>
17	West Babylon	127 Dale St	22,500	3.70	<b>Occupancy Arranged</b>
17	West Babylon	165 Eads St Unit A	4,000		
18	West Babylon	501-511 Sheffield Ave	7,400	1.25	
18	West Babylon	59 Otis St (front unit)	3,500	0.50	<b>LEASED</b>
18	West Babylon	87 Eads St	6,322	0.90	
19	Westbury	128 Magnolia Ave	14,000	0.67	
19	Yaphank	3 Old Dock Rd	12,072	1.97	<b>Temporarily Off The Market</b>

**LAND**

Page#	City	Address	Size	Acres	Changes
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	IN CONTRACT
20	Calverton	Scott Ave & Burman Blvd N/W/C		26.60	IN CONTRACT
21	Holbrook	481 Furrows Rd	12,000	1.00	IN CONTRACT
21	Medford	Bellport Station Rd & Horseblock Rd S/W/C		1.35	Signed Lease - waiting for approvals
21	Medford	N Service Rd		7.33	IN CONTRACT
22	Medford	S Service Rd		5.20	NEW LISTING
22	Plainview	80 Dupont St		2.43	

OFFICE

Page#	City	Address	Size	Acres	Changes
23	Bohemia	1268-1276 Smithtown Ave	7,510		User/Investor
23	Bohemia	1268-1276 Smithtown Ave	4,892		Divisible-2 Story - Additional Office Available
23	Calverton	221 David Ct	42,500	14.00	Divisible
24	Farmingdale	92 Central Ave	5,175		Sublease
24	Garden City	1103 Stewart Ave	19,697		885 sf - 13,412 sf Available
24	Great Neck	320 Northern Blvd	1,774	0.50	NEW UNIT AVAILABLE
25	Hauppauge	101 Corporate Dr	5,768		
25	Hauppauge	165 Oser Ave	17,213	5.70	PRICE REDUCED
25	Hauppauge	175 Engineers Rd	3,000		
26	Hauppauge	295 Oser Ave	1,400		New Space Size
26	Hauppauge	900 Wheeler Rd	5,283	3.80	Available Size Changed
26	Hicksville	70 E Old Country Rd	1,200		
27	Massapequa	695 S Broadway	2,500	0.31	
27	Smithtown	319 E Main St	1,560		
27	Valley Stream	100 E Mineola Ave	1,700	0.85	
28	Valley Stream	14 W Hawthorne Ave	560		NEW LISTING
28	West Babylon	245 Rte 109	7,100		
28	Westbury	700 Shames Dr	1,800		

**RETAIL**

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



**22 Sprague Ave**  
Amityville, NY 11701

Property type: **Industrial**

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

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

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

**Comments:**

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

**Contact:**

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



**43 Sprague Ave**  
Amityville, NY 11701

Property type: **Industrial**

Available Size: 2,617  
Office size: 262  
Acres: 0.14

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

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

**Comments:**

Fully Paved & Fenced  
Available Immediately

**Contact:**

Tony Garistina  
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[tony@metrorealtyservices.com](mailto:tony@metrorealtyservices.com)



**51 Sprague Ave**  
Amityville, NY 11701

Property type: **Industrial**

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

**Comments:**

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

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:

**Contact:**

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



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

Property type: **Industrial**

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

**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

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](mailto:mark@metrorealtyservices.com)



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

Property type: **Industrial**

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

**Comments:**

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

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:

**Contact:**

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





**271 Central Ave  
Bethpage, NY 11714**

**Property type: Industrial**

Available Size:	4,600	Sale Price:	\$ 699,000	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**

**Contact:**  
 Joel Gersten/Mort Glick  
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[mort@metrorealtyservices.com](mailto:mort@metrorealtyservices.com)



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

**Property type: Industrial**

Available Size:	4,200	Sale Price:		Heat:	Gas
Office size:	1,000	Lease (psf incl tax):	\$ 10.00	Clear Ht:	15'
Acres:		Tax (psf):		Power (amps):	200

**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

**Can be combined with  
.33 acres**

**Contact:**  
 Jeremy Hackett  
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[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.com)



**1606 Ninth Ave  
Bohemia, NY 11716**

**Property type: Industrial**

Available Size:	8,270	Sale Price:	\$ 1,195,000	Heat:	Gas
Office size:	1,260	Lease (psf incl tax):		Clear Ht:	18'
Acres:	0.51	Tax (psf):	\$ 2.22	Power (amps):	400

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

**Contact:**  
 David Rotter  
 (631) 770-0700 x6360  
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**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):  
Tax (psf):

See Comments

**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](mailto: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):  
Tax (psf):

See Comments

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



**1828 Middle Rd  
Calverton, NY 11933**

Property type: **Industrial**

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

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

See Comments

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

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

**IN CONTRACT**

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



**40 Burt Dr Suite 5  
Deer Park, NY 11729**

**Property type: Industrial**

Available Size: 2,580  
Office size: 812  
Acres:

Sale Price: \$ 365,000  
Lease (psf incl tax):  
Tax (psf): \$ 4.41

**Comments:**  
Zoned GA Industrial  
Clear Span  
6 Reserved Parking Spots + Visitor  
Built in 1988

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

**SOLD**

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



**481 Meacham Ave  
Elmont, NY 11003**

**Property type: Industrial**

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

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

**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

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

**Available Immediately**

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



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

**Property type: Industrial**

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

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

**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

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

**NEW LISTING**

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



92 Central Ave  
Farmingdale, NY 11735

Property type: Industrial

Available Size: 12,000  
Office size: 5,175  
Acres:

Sale Price:  
Lease (psf incl tax): \$ 12.00  
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  
15 Parking Spaces

**Contact:**

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



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](mailto:andy@metrorealtyservices.com);  
[tony@metrorealtyservices.com](mailto: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: \$ 9,500,000  
Lease (psf incl tax):  
Tax (psf):

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

**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)

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

**Contact:**  
John Pujia  
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[john@metrorealtyservices.com](mailto:john@metrorealtyservices.com)



**20 Davids Dr  
Hauppauge, NY 11788**

**Property type: Industrial**

Available Size:	28,000	Sale Price:	\$ 3,500,000	Heat:	Gas
Office size:	3,500	Lease (psf incl tax):		Clear Ht:	22'
Acres:	2.20	Tax (psf):	\$ 2.34	Power (amps):	800
<b>Comments:</b>					
Procesming: 16,000 sf					
Offices: 3,500 sf					
Warehouse: 8,500 sf					
Occupancy 1st Quarter of 2015					
Docks: 3					
Drive-Ins: 1					
Sewers: Yes					
Parking: 60					

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



**2100 Pacific St  
Hauppauge, NY 11788**

**Property type: Industrial**

Available Size:	20,000	Sale Price:		Heat:	Gas
Office size:	0	Lease (psf incl tax):	\$ 8.50	Clear Ht:	17'
Acres:		Tax (psf):		Power (amps):	TBD
<b>Comments:</b>					
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.					
Docks: Possible					
Drive-Ins: 1					
Sewers:					
Parking:					

**(10,000 sf - 20,000 sf)**

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



**280 Oser Ave  
Hauppauge, NY 11788**

**Property type: Industrial**

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

**Comments:**

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

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

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

**Contact:**

Doug Donatelli  
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[doug@metrorealtyservices.com](mailto:doug@metrorealtyservices.com)



**45 Hoffman Ave  
Hauppauge, NY 11788**

**Property type: Industrial**

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

**Comments:**

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

Sale Price: \$ 1,875,000  
Lease (psf incl tax): \$ 11.00  
Tax (psf): \$ 1.98

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

**Contact:**

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



**65 Commerce Dr  
Hauppauge, NY 11788**

**Property type: Industrial**

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

**Comments:**

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

Sale Price: \$ 6,500,000  
Lease (psf incl tax): \$ 8.95  
Tax (psf): \$ 2.06

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](mailto:dave@metrorealtyservices.com)





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

Property type: **Industrial**

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

**Comments:**

Front Unit  
Secure Unit  
Own Meter  
Occupancy: June 2017

Sale Price:  
Lease (psf incl tax): \$ 9.25  
Tax (psf):

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

**Now Vacant**

**Contact:**

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



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

Property type: **Industrial**

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

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



**495 Peninsula Blvd  
Hempstead, NY 11550**

Property type: **Industrial**

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

**Comments:**

Frontage on Peninsula Blvd  
Village of Hempstead

Sale Price: \$ 2,300,000  
Lease (psf incl tax):  
Tax (psf): \$ 3.90

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

**Contact:**

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



**100 Frank Rd  
Hicksville, NY 11801**

Property type: **Industrial**

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

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

**Contact:**  
 Jeremy Hackett/Mark Timpone  
 (631) 770-0700 x6359/6361  
[jeremy@metrorealtyservices.com](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	Heat:	TBD
Office size:		Lease (psf incl tax):	See Comments	Clear Ht:	BTS
Acres:	4.00	Tax (psf):		Power (amps):	BTS

**Comments:**  
 Will Consider Land Lease or BTS  
 Can Build ± 50,000 sf  
 Parking To Code  
 Taxes Approx. \$13,000 per year  
 L-1 Light Industrial - Town of Islip  
 Sub-divided into Two ±2 Acre Parcels

**BUILD TO SUIT or  
LAND SALE**

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



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

Property type: **Industrial**

Available Size:	3,200	Sale Price:	\$ 480,000	Heat:	Gas
Office size:	3,000	Lease (psf incl tax):		Clear Ht:	12'
Acres:	0.18	Tax (psf):	\$ 3.67	Power (amps):	400

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

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





**920 Wellwood Ave  
Lindenhurst, NY 11757**

**Property type: Industrial**

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

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

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

**Comments:**

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

**Contact:**

RickFalco/Ivan Arevalo  
(631) 770-0700 x6352/6351

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



**2965 Horseblock Rd  
Medford, NY 11763**

**Property type: Industrial**

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

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

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

**Comments:**

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

**NEW LISTING**

**Contact:**

Jeremy Hackett  
(631) 770-0700 x6359

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



**65 Maxess Rd  
Melville, NY 11747**

**Property type: Industrial**

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

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

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

**Comments:**

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

**Contact:**

Tony Garistina  
(631) 770-0700 x6366

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



**207 Elm Pl**  
Mineola, NY 11501

Property type: **Industrial**

Available Size:	6,051	Sale Price:		Heat:	Gas
Office size:	1,210	Lease (psf incl tax):	\$ 12.00	Clear Ht:	12'
Acres:	0.17	Tax (psf):	\$ 3.09	Power (amps):	600
<b>Comments:</b>					
Free Standing Building					
Possible division / shared space lease available					
Close to public transportation					
Near LIRR Mineola Station					
Docks: 1					
Drive-Ins: 0					
Sewers:					
Parking:					

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



**88 Windsor Ave**  
Mineola, NY 11501

Property type: **Industrial**

Available Size:	6,980	Sale Price:	\$ 1,395,000	Heat:	Gas
Office size:	820	Lease (psf incl tax):	\$ 16.00	Clear Ht:	14'5"
Acres:	0.18	Tax (psf):	\$ 3.36	Power (amps):	200
<b>Comments:</b>					
Parking for 8 cars + street					
2nd FL office space 820 sf					
Over-head doors are 13' 9" clear					
Docks: 0					
Drive-Ins: 2					
Sewers:					
Parking: 8					

**NEW LISTING**

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



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

Property type: **Industrial**

Available Size:	10,700	Sale Price:		Heat:	Oil
Office size:	2,500	Lease (psf incl tax):	\$ 13.95	Clear Ht:	14'
Acres:	0.41	Tax (psf):		Power (amps):	2000
<b>Comments:</b>					
Possession - January 2017					
Nearby to Merillon Ave LIRR Station					
In close proximity to Cross Island and Grand Central Pkwy					
Docks: 1					
Drive-Ins: 1					
Sewers:					
Parking: 15					

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



**159-161 Lakeville Rd**  
New Hyde Park, NY 11040

Property type: **Industrial**

Available Size: 8,052  
Office size: 2,620  
Acres: 0.19

Sale Price: \$ 1,999,000  
Lease (psf incl tax):  
Tax (psf): \$ 5.36

**Comments:**

Well kept building  
Showroom / Office space  
visibility on Lakeville Road

Heat: Gas  
Clear Ht: 10'6"-13'  
Power (amps): 200  
Docks: 0  
Drive-Ins: 1  
Sewers:  
Parking:

**Contact:**

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



**1855 Imperial Ave**  
New Hyde Park, NY 11040

Property type: **Industrial**

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

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

**Comments:**

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

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

**Contact:**

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



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

Property type: **Industrial**

Available Size: 5,428  
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](mailto:andy@metrorealtyservices.com);  
[mark@metrorealtyservices.com](mailto:mark@metrorealtyservices.com)



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30 Montauk Blvd  
Oakdale, NY 11769

Property type: Industrial

Available Size: 6,000  
Office size: 600  
Acres: 0.40

Sale Price:  
Lease (psf incl tax): \$ 14.50  
Tax (psf):

**Comments:**

Lease: \$7,250 per month  
Was last used for outside storage of trucks  
Large fenced yard  
Newly paved  
LED lighting in warehouse  
33 striped parking spots

Heat: Oil  
Clear Ht: 16'  
Power (amps): 400  
Docks: 0  
Drive-Ins: 2  
Sewers:  
Parking:

**LEASED**

**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 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):

**Comments:**

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

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

**BUILD TO SUIT**

**Contact:**

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



Fleetwood Ct  
Ronkonkoma, NY 11779

Property type: Industrial

Available Size:  
Office size:  
Acres: 1.40

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

**Comments:**

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

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

**BUILD TO SUIT**

**Contact:**

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



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Available Size:
Office size:
Acres: 3.00

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

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

BUILD TO SUIT

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

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

Fleetwood Ct
Ronkonkoma, NY 11779

Property type: Industrial



Available Size: 9,350
Office size:
Acres:

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

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

Comments:

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

100 E Mineola Ave
Valley Stream, NY 11580

Property type: Industrial



Available Size: 5,100
Office size:
Acres:

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

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

Comments:
Storage / Warehouse on Lower Level

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

100 E Mineola Ave
Valley Stream, NY 11580

Property type: Industrial





**116 Kean St  
West Babylon, NY 11704**

**Property type: Industrial**

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

**Comments:**

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

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

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



**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](mailto: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): \$ 14.00  
Tax (psf):

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

**Contact:**

Ivan Arevalo/Rick Falco  
(631) 770-0700 x6351/6352

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



**501-511 Sheffield Ave  
West Babylon, NY 11704**

Property type: **Industrial**

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

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

**Comments:**

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

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

**Contact:**

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



**59 Otis St (front unit)  
West Babylon, NY 11704**

Property type: **Industrial**

Available Size: 3,500  
Office size: 700  
Acres: 0.50

Sale Price:  
Lease (psf incl tax): \$ 10.03  
Tax (psf):

**Comments:**

Lease 3,500 sf - \$3,100/mo  
Newly Painted & Carpeted  
Occupancy January 1, 2017

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

**LEASED**

**Contact:**

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

**Comments:**

Available Mid To End Of February  
Newly Developed 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/Ivan Arevalo  
(631) 770-0700 x6362/6351  
[nick@metrorealtyservices.com](mailto:nick@metrorealtyservices.com);  
[ivan@metrorealtyservices.com](mailto:ivan@metrorealtyservices.com)





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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

**Comments:**

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

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

**Contact:**

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



3 Old Dock Rd  
Yaphank, NY 11980

Property type: Industrial

Available Size: 12,072  
Office size: 10,863  
Acres: 1.97

Sale Price: \$ 1,995,000  
Lease (psf incl tax): See Comments  
Tax (psf): \$ 2.08

**Comments:**

New LED Lighting Throughout  
Expansion Possible  
Fully Air Conditioned  
Lease Offers Considered

Heat: Gas  
Clear Ht: 16' 6"  
Power (amps): 800  
Docks: 1  
Drive-Ins: 1  
Sewers:  
Parking:

**Temporarily Off The Market**

**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

**Comments:**

Lease: \$2000/month

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

See Comments

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

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

**Contact:**

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



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

Property type: Land

Available Size:  
Office size:  
Acres: 5.05

**Comments:**

Will Consider Build To Suit  
Sale Price: \$185,000 per acre  
Lease Price: TBD  
Enterprise Park (EPCAL)

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

\$ 934,250  
See Comments

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

**IN CONTRACT**

**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:  
Office size:  
Acres: 26.60

**Comments:**

Will Consider Build To Suit  
Divided 5.2 ac., 6 ac., 7.1 ac., 8.3 ac.  
Sale Price: \$185,000 per acre for each division  
Lease Price: TBD  
Enterprise Park (EPCAL)

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

See Comments  
See Comments

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

**IN CONTRACT**

**Contact:**

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



**481 Furrows Rd  
Holbrook, NY 11741**

Property type: Land

Available Size: 12,000  
Office size: 1,800  
Acres: 1.00

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

**Comments:**

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

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

**IN CONTRACT**

**Contact:**

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



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

Available Size:  
Office size:  
Acres: 1.35

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

**Comments:**

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

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

**Signed Lease - waiting for approvals**

**Contact:**

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



**N Service Rd  
Medford, NY 11763**

Property type: Land

Available Size:  
Office size:  
Acres: 7.33

Sale Price: \$ 4,500,000  
Lease (psf incl tax):  
Tax (psf):

**Comments:**

945' Frontage on N Service Rd  
Owner will consider sale contingent to site plan  
approvs! & 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)



REALTY SERVICES LLC

Exclusive Listings Report June 2017



S Service Rd  
Medford, NY 11763

Property type: Land

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

**Comments:**

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

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

**NEW LISTING**

**Contact:**

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



80 Dupont St  
Plainview, NY 11803

Property type: Land

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

**Comments:**

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

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

**Contact:**

Jeremy Hackett/Mark Timpone  
(631) 770-0700 x6359/6361  
[jeremy@metrorealtyservices.com](mailto:jeremy@metrorealtyservices.com);  
[mark@metrorealtyservices.com](mailto:mark@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 (Avail) & 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: 4,892  
Office size:  
Acres:

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

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

**Divisible-2 Story -  
Additional Office**

**Comments:**

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

**Contact:**

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



**221 David Ct  
Calverton, NY 11933**

Property type: Office

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

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

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

**Divisible**

**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)



**92 Central Ave**  
Farmingdale, NY 11735

Property type: Office

Available Size: 5,175  
Office size:  
Acres:

Sale Price:  
Lease (psf incl tax): \$ 15.50  
Tax (psf):

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

**Sublease**

**Comments:**

Brand New Office Space  
15 Parking Spaces

**Contact:**

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



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

Property type: Office

Available Size: 19,697  
Office size:  
Acres:

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

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

**885 sf - 13,412 sf Available**

**Comments:**

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

**Contact:**

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



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

Property type: Office

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

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

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

**NEW UNIT AVAILABLE**

**Comments:**

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

**Contact:**

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





**101 Corporate Dr  
Hauppauge, NY 11788**

Property type: Office

Available Size: 5,768      Sale Price:  
Office size: 5,768      Lease (psf incl tax): \$ 16.50  
Acres:                      Tax (psf):

**Comments:**

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

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

**Contact:**

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(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      Sale Price: \$ 9,500,000  
Office size: 17,213      Lease (psf incl tax): \$ 29.50  
Acres: 5.70                  Tax (psf):

**Comments:**

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

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

**PRICE 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: 3,000      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](mailto:dave@metrorealtyservices.com)





**295 Oser Ave  
Hauppauge, NY 11788**

**Property type: Office**

Available Size: 1,400  
Office size:  
Acres:

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

**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:

**New Space Size**

**Contact:**

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



**900 Wheeler Rd  
Hauppauge, NY 11788**

**Property type: Office**

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

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

**Comments:**

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

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

**Available Size Changed**

**Contact:**

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



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

**Property type: Office**

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

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

**Comments:**

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

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

**Contact:**

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



**695 S Broadway  
Massapequa, NY 11758**

Property type: Office

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

Sale Price: \$ 550,000  
Lease (psf incl tax):  
Tax (psf): \$ 10.00

**Comments:**

Great Redevelopment Site  
Office/Retail  
Good Parking  
Main Road Visibility

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

**Contact:**

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



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

Property type: Office

Available Size: 1,560  
Office size:  
Acres:

Sale Price: \$ 399,000  
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  
[joel@metrorealtyservices.com](mailto:joel@metrorealtyservices.com);  
[mort@metrorealtyservices.com](mailto: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](mailto:mark@metrorealtyservices.com)



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

**Property type: Office**

Available Size: 560  
Office size:  
Acres:

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

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



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

**Property type: Office**

Available Size: 7,100  
Office size:  
Acres:

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

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

**Contact:**  
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(631) 770-0700 x6353/6356  
[joel@metrorealtyservices.com](mailto:joel@metrorealtyservices.com);  
[mort@metrorealtyservices.com](mailto:mort@metrorealtyservices.com)

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



**700 Shames Dr  
Westbury, NY 11590**

**Property type: Office**

Available Size: 1,800  
Office size:  
Acres:

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

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

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

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



**271 Central Ave  
Bethpage, NY 11714**

Property type: **Retail**

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

**Comments:**

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

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

**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:      Lease (psf incl tax):  
 Acres:      Tax (psf): \$ 3.26

**Comments:**

Office/Retail  
 2 Story

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

**User/Investor**

**Contact:**

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



**900 Wheeler Rd  
Hauppauge, NY 11788**

Property type: **Retail**

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

**Comments:**

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

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

**Available Size Changed**

**Contact:**

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



**920 Wellwood Ave**  
Lindenhurst, NY 11757

Property type: **Retail**

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

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

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

**Comments:**

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

**Contact:**

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



**695 S Broadway**  
Massapequa, NY 11758

Property type: **Retail**

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

Sale Price: \$ 550,000  
Lease (psf incl tax):  
Tax (psf): \$ 10.00

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

**Comments:**

Great Redevelopment Site  
Office/Retail  
Good Parking  
Main Road Visibility

**Contact:**

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



**25 Railroad Ave**  
Ronkonkoma, NY 11779

Property type: **Retail**

Available Size: 900  
Office size:  
Acres:

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

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

**Comments:**

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

**Contact:**

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



REALTY SERVICES LLC

Exclusive Listings Report June 2017



248 Hempstead Tpke  
West Hempstead, NY 11552

Property type: Retail

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

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

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

**Comments:**

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

**Contact:**

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

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



## Contacts

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 Managing Partner  
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Nicholas Romano, Licensed Real Estate Broker  
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 Executive Assistant  
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