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Exclusive Listings Report May 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	PRICE REDUCED
2	Bay Shore	45 Sweeneydale Ave	8,250	1.40	Cross-Dock Terminal - 25 Doors Available
3	Bellport	4 Pinehurst Dr	15,000	3.03	
3	Bethpage	271 Central Ave	4,600	0.12	
3	Bohemia	1605 Sycamore Ave D	4,200		Can be combined with .33 acres
4	Bohemia	1605 Sycamore Ave D	3,100		NEW LISTING
4	Bohemia	1605 Sycamore Ave D	1,800		NEW LISTING
4	Bohemia	N/S Davinci Dr W/O Johnson		2.00	BUILD TO SUIT
5	Central Islip	135 Brightside Ave	4,800	0.23	
5	Central Islip	69 Brightside Ave	1,200	0.53	NEW LISTING
5	Copiague	610 Oak St	3,904	0.20	PRICE REDUCED - BUS INCL
6	Deer Park	40 Burt Dr Suite 4	3,600		IN CONTRACT
6	Deer Park	40 Burt Dr Suite 6	3,630		
6	Deer Park	697 Acorn St (Unit B or C)	6,000		NEW LISTING
7	Elmont	1325 M St	17,400	0.32	AVAILABLE IMMEDIATELY
7	Farmingdale	19-21 Potter & 20 Murray St	14,517	0.50	IN CONTRACT
7	Farmingdale	92 Central Ave	20,000		Sublease
8	Farmingdale	92 Central Ave	12,500		Sublease
8	Farmingdale	92 Central Ave	10,875		Sublease - Warehouse Only
8	Freeport	53 Hanse Ave	8,035	0.36	
9	Hauppauge	165 Oser Ave		5.70	
9	Hauppauge	45 Hoffman Ave	15,000	0.92	IN CONTRACT
9	Hauppauge	65 Commerce Dr (Front Unit)	24,554	2.50	LEASED
10	Hempstead	495 Peninsula Blvd	15,330	0.45	Building & Business For Sale
10	Hempstead	52 Chasner St	4,410	0.16	PRICE REDUCED
10	Hicksville	100 Frank Rd	20,000	1.90	
11	Holbrook	Peachtree Ct		4.00	BUILD TO SUIT or LAND SALE
11	Lindenhurst	175 E Hoffman Ave	12,200	0.43	IN CONTRACT
11	Lindenhurst	425 E John St	9,467	0.72	IN CONTRACT

INDUSTRIAL (cont.)

Page#	City	Address	Size	Acres	Changes
12	Lindenhurst	920 Wellwood Ave	12,474	0.53	Back On The Market
12	Medford	2965 Horseblock Rd	6,000	2.00	
12	Medford	7 Commercial Blvd	11,264		NEW LISTING
13	Medford	9 Commercial Blvd	12,046	1.35	NEW LISTING
13	Melville	65 Maxess Rd	51,780	4.10	Rental price TBD by work
13	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		NEW LISTING
14	Ronkonkoma	700 Union Pkwy Unit 5-6-7	13,600		NEW LISTING
15	Ronkonkoma	700 Union Pkwy Unit 5-6-7-8	18,750		NEW LISTING
15	Ronkonkoma	700 Union Pkwy Unit 6-7	9,600		NEW LISTING
15	Ronkonkoma	700 Union Pkwy Unit 6-7-8	14,750		NEW LISTING
16	Ronkonkoma	700 Union Pkwy Unit 8	5,150		
16	Ronkonkoma	E/S Remington Blvd		3.90	BUILD TO SUIT
16	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	
17	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	UPDATED INFO
18	Westbury	112 Magnolia Ave	5,000	0.23	
19	Westbury	483 Grand Blvd		0.59	
19	Yaphank	28 Old Dock Rd	11,970	1.00	
19	Yaphank	31 Old Dock Rd	11,975	1.23	PRICE REDUCED

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	
22	Plainview	80 Dupont St		1.00	LEASED
22	Westbury	483 Grand Blvd		0.59	

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 - 6,500 SF Leased - Now 37,000 available
24	Commack	55 Mall Dr	10,500		Size Change
24	Great Neck	320 Northern Blvd	1,497	0.50	NEW UNIT AVAILABLE
24	Hauppauge	165 Oser Ave	17,213	5.70	
25	Hauppauge	175 Engineers Rd	3,575		
25	Hauppauge	295 Oser Ave	1,400		
25	Hauppauge	40 Commerce Dr	1,080		LEASED
26	Hauppauge	900 Wheeler Rd	3,243	3.80	NEW SUITES AVAILABLE
26	Smithtown	319 E Main St	1,560		
26	Westbury	700 Shames Dr	1,840		

RETAIL

Page#	City	Address	Size	Acres	Changes
27	Bethpage	271 Central Ave	4,600	0.12	
27	Bohemia	1268-1276 Smithtown Ave	7,510		User/Investor
27	Hauppauge	900 Wheeler Rd	5,375	3.80	
28	Lindenhurst	920 Wellwood Ave	12,474	0.53	



**25 DeForest St
Amityville, NY 11701**

Property type: Industrial

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

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

Comments:

Zoned Light Industrial
Being Completely Renovated Inside & Outside
Rear Yard

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

Contact:

Nick Romano
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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

PRICE REDUCED

Contact:

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rick@metrorealtyservices.com



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

Property type: Industrial

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

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

Comments:

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

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

**Cross-Dock Terminal
25 Doors Available**

Contact:

Mark Timpone
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mark@metrorealtyservices.com



**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

Contact:
 Jeremy Hackett
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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

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



**1605 Sycamore Ave
Bohemia, NY 11716**

Property type: Industrial

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

Comments:
 Lease Price: \$2,600/month
 Owner can build an office if needed
 Available ± 6/15/18
 2 Bathrooms
 Can combine with 1,800 sf

NEW LISTING

Contact:
 Jeremy Hackett
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jeremy@metrorealtyservices.com



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

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:

NEW LISTING

Contact:

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Property type: **Industrial**



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

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

Comments:

Lease: \$3,500 / month
1/3 Yard Space Also Available @ \$2000/month
Office & bathrooms renovated to suit
Yard delivered completely fenced. If tenant rents yard & building they will have sole access.
Long or Short Term Lease

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

Can be combined with .33 acres

Contact:

Jeremy Hackett
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Property type: **Industrial**



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

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

Comments:

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

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

BUILD TO SUIT

Contact:

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

Property type: **Industrial**



**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

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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rick@metrorealtyservices.com



**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:

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

NEW LISTING

Contact:

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**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:

Comments:

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

**PRICE REDUCED
BUSINESS INCL**

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 reservedparkingspots & 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:

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



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:

Jeremy Hackett
(631) 770-0700 x6359
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:

NEW LISTING

Contact:

Jeremy Hackett
(631) 770-0700 x6359
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

AVAILABLE IMMEDIATELY

Comments:

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

Contact:

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

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

IN CONTRACT

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

Contact:

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



**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 w/ramp
Sewers:
Parking:

Sublease

Comments:

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

Contact:

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REALTY SERVICES LLC

Exclusive Listings Report May 2018



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

Contact:

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dave@metrorealtyservices.com



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 w/ramp
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:

David Rotter
(631) 770-0700 x6360
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: \$ 1,950,000
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
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tony@metrorealtyservices.com



**165 Oser Ave
Hauppauge, NY 11788**

Property type: Industrial

Available Size: Sale Price: \$ 8,250,000
Office size: Lease (psf incl tax):
Acres: 5.70 Tax (psf):

Comments:

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

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

Contact:

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doug@metrorealtyservices.com



**45 Hoffman Ave
Hauppauge, NY 11788**

Property type: Industrial

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

Comments:

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

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

IN CONTRACT

Contact:

Nick Romano
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nick@metrorealtyservices.com



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

Property type: Industrial

Available Size: 24,554 Sale Price:
Office size: 4,000 Lease (psf incl tax): \$ 8.65
Acres: 2.50 Tax (psf): See Comments

Comments:

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

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

LEASED

Contact:

David Rotter
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dave@metrorealtyservices.com



**495 Peninsula Blvd
Hempstead, NY 11550**

Property type: Industrial

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

Comments:

Frontage on Peninsula Blvd
Village of Hempstead

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

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

Building & Business For Sale

Contact:

Jeremy Hackett
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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:

PRICE REDUCED

Contact:

Jeremy Hackett
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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:

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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



**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): See Comments
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:

IN CONTRACT

Contact:

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

BACK ON THE MARKET

Contact:

Rick Falco
(631) 770-0700 x6352

rick@metrorealtyservices.com

Comments:

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



**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:

Contact:

Jeremy Hackett
(631) 770-0700 x6359

jeremy@metrorealtyservices.com

Comments:

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



**7 Commercial Blvd
Medford, NY 11763**

Property type: Industrial

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

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

NEW LISTING

Contact:

Andy Blumenthal/Tony Garistina
(631) 770-0700 x6363/6366

andy@metrorealtyservices.com;
tony@metrorealtyservices.com

Comments:



**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:

NEW LISTING

Contact:

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

Rental price TBD by work

Contact:

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



**166 Herricks Rd
Mineola, NY 11501**

Property type: Industrial

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

Comments:

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

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

Contact:

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



**110 Remington Blvd
Ronkonkoma, NY 11779**

Property type: Industrial

Available Size:	10,000	Sale Price:	\$ 1,650,000	Heat:	Gas
Office size:	1,300	Lease (psf incl tax):		Clear Ht:	14'
Acres:	0.82	Tax (psf):	\$ 2.46	Power (amps):	400

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

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



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

Property type: Industrial

Available Size:	4,000	Sale Price:	\$ 600,000	Heat:	Gas
Office size:	2,000	Lease (psf incl tax):		Clear Ht:	18'
Acres:		Tax (psf):	\$ 2.08	Power (amps):	400

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

NEW LISTING

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



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

Property type: Industrial

Available Size:	13,600	Sale Price:	\$ 1,950,000	Heat:	Gas
Office size:	3,600	Lease (psf incl tax):		Clear Ht:	18'
Acres:		Tax (psf):	\$ 2.08	Power (amps):	400/160

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

NEW LISTING

Contact:
 Nick Romano
 (631) 770-0700 x6362
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):
Tax (psf): \$ 2.08

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

NEW LISTING

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



**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):
Tax (psf): \$ 2.08

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

NEW LISTING

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



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

Property type: Industrial

Available Size: 14,750
Office size: 10,600
Acres:

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

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

NEW LISTING

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



REALTY SERVICES LLC

Exclusive Listings Report May 2018



700 Union Pkwy Unit 8
Ronkonkoma, NY 11779

Property type: Industrial

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

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

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



E/S Remington Blvd
Ronkonkoma, NY 11779

Property type: Industrial

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

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

BUILD TO SUIT

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



Fleetwood Ct
Ronkonkoma, NY 11779

Property type: Industrial

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

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

BUILD TO SUIT

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



REALTY SERVICES LLC

Exclusive Listings Report May 2018



Fleetwood Ct
Ronkonkoma, NY 11779

Property type: Industrial

Available Size:
Office size:
Acres: 3.00
Sale Price:
Lease (psf incl tax):
Tax (psf):

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

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

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

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

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



127 Dale St
West Babylon, NY 11704

Property type: Industrial

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

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

See Comments
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



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

Property type: Industrial

Available Size: 20,419
Office size: 2,042
Acres: 0.87

Sale Price: \$ 3,500,000
Lease (psf incl tax):
Tax (psf): \$ 2.77

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;
rick@metrorealtyservices.com

Comments:

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



**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): \$ 10.50
Tax (psf):

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

UPDATED INFO

Contact:

Nick Romano/Rick Falco
(631) 770-0700 x6362/6352

nick@metrorealtyservices.com;
rick@metrorealtyservices.com

Comments:

Availability Arranged
Brand New Space
Ample Parking
No CAM (Landscaping And Snow Removal Included)



**112 Magnolia Ave
Westbury, NY 11590**

Property type: Industrial

Available Size: 5,000
Office size: 1,000
Acres: 0.23

Sale Price: \$ 1,295,000
Lease (psf incl tax): See Comments
Tax (psf): \$ 5.71

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

Contact:

Mark Timpone
(631) 770-0700 x6361

mark@metrorealtyservices.com

Comments:

Free Standing Building
Paved, Fenced, Lit, Secure 5,000sf Of Yard Space
Property Is Situated Street To Street



**483 Grand Blvd
Westbury, NY 11590**

Property type: Industrial

Available Size: Sale Price: \$ 1,600,000
Office size: Lease (psf incl tax):
Acres: 0.59 Tax (psf): See Comments

Comments:

4 Separate tax lots
Approx Taxes: \$46,294.17/year
Incl ±4,831sf 6 uniti apt bldg on site generating income
Addl warehouse of ±2,500 sf garage on site wi/ lg
Used for outdoor storage

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

Contact:

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



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

Property type: Industrial

Available Size: 11,970 Sale Price: \$ 1,799,000
Office size: 2,400 Lease (psf incl tax):
Acres: 1.00 Tax (psf): \$ 2.67

Comments:

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

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

Contact:

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



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

Property type: Industrial

Available Size: 11,975 Sale Price: \$ 1,999,999
Office size: 2,994 Lease (psf incl tax):
Acres: 1.23 Tax (psf): \$ 2.23

Comments:

IDA Benefits / Tax Abatement Available
Town of Brookhaven
±32 car parking
1.2 miles off LIE
2.6 miles off Sunrise Hwy

Heat: Gas
Clear Ht: 16'
Power (amps): 600
Docks: 1
Drive-Ins: 2
Sewers:
Parking: 32

PRICE REDUCED

Contact:

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



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

Available Size:
 Office size:
 Acres: 1.76

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

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

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

Industrial Land

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



1605 Sycamore Ave (Yard)
Bohemia, NY 11716
Property type: Land

Available Size:
 Office size:
 Acres: 0.33

Comments:
 Lease: \$2000/month

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

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

Can combine with 4,200sf Unit

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



Burman Blvd & David Ct N/E/C
Calverton, NY 11933
Property type: Land

Available Size:
 Office size:
 Acres: 5.05

Comments:
 Will Consider Build To Suit
 Sale Price: \$310,000 per acre
 Lease Price: TBD
 Enterprise Park (EPCAL)

Sale Price: \$ 1,565,500
 Lease (psf incl tax): See Comments
 Tax (psf): See Comments

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

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



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

Property type: Land

Available Size: 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:

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



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

Available Size: \$ 1,500,000
Office size: See Comments
Acres: 1.35 Tax (psf): See Comments

Comments:

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

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

**Signed Lease - waiting for
approvals**

Contact:

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



**N Service Rd
Medford, NY 11763**

Property type: Land

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

Comments:

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

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

IN CONTRACT

Contact:

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



**S Service Rd
Medford, NY 11763**

Property type: Land

Available Size: Sale Price: \$ 2,080,000
Office size: Lease (psf incl tax):
Acres: 5.20 Tax (psf): See Comments

Comments:

300' ± Frontage on S Service Rd

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

Contact:

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



**80 Dupont St
Plainview, NY 11803**

Property type: Land

Available Size: Sale Price: See Comments
Office size: Lease (psf incl tax): See Comments
Acres: 1.00 Tax (psf): See Comments

Comments:

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

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

LEASED

Contact:

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



**483 Grand Blvd
Westbury, NY 11590**

Property type: Land

Available Size: Sale Price: \$ 1,600,000
Office size: Lease (psf incl tax):
Acres: 0.59 Tax (psf): See Comments

Comments:

4 Separate tax lots
Approx Taxes: \$46,294.17/year
Incl ±4,831sf 6 uniti apt bldg on site generating income
Addl warehouse of ±2,500 sf garage on site wi/ lg
Used for outdoor storage

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

Contact:

Jeremy Hackett/Mark Timpone
(631) 770-0700 x6359/6361
jeremy@metrorealtyservices.com;
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 & 1,410sf (Tenanted)
2nd Floor: 1,650sf, 1,137sf, 605sf

Contact:

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



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

Property type: Office

Available Size: 3,392
Office size:
Acres:

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

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

Comments:

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

Contact:

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



**221 David Ct
Calverton, NY 11933**

Property type: Office

Available Size: 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



**55 Mall Dr
Commack, NY 11725**

Property type: Office

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

Size Change

Contact:

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



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

Property type: Office

Available Size: 2,043
Office size:
Acres: 0.50
Sale Price:
Lease (psf incl tax): \$ 25.00
Tax (psf): \$ 7.00

Comments:

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

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

NEW UNIT AVAILABLE

Contact:

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



**165 Oser Ave
Hauppauge, NY 11788**

Property type: Office

Available Size: 17,213
Office size: 17,213
Acres: 5.70
Sale Price: \$ 8,250,000
Lease (psf incl tax): \$ 22.50
Tax (psf): See Comments

Comments:

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

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

Contact:

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



**175 Engineers Rd
Hauppauge, NY 11788**

Property type: Office

Available Size: 3,575
Office size:
Acres:

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

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

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

Contact:

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



**295 Oser Ave
Hauppauge, NY 11788**

Property type: Office

Available Size: 1,400
Office size:
Acres:

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

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

Comments:

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

Contact:

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



**40 Commerce Dr
Hauppauge, NY 11788**

Property type: Office

Available Size: 1,080
Office size:
Acres:

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

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

Comments:

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

LEASED

Contact:

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



**900 Wheeler Rd
Hauppauge, NY 11788**

Property type: Office

Available Size: 3,243
Office size:
Acres: 3.80

Sale Price:
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:

NEW SUITES AVAILABLE

Contact:

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



**700 Shames Dr
Westbury, NY 11590**

Property type: Office

Available Size: 1,840
Office size:
Acres:

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

Comments:

Tenants have own designated front entrance
4 offices, 3 newly renovated bathrooms
New ceiling tile & fresh paint
Area for Breakroom/Kitchen
Secure Unit
Lease: \$17.50 / Energy: \$3.25

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

Contact:

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



**271 Central Ave
Bethpage, NY 11714**

Property type: **Retail**

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

Comments:

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

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

Contact:

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



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

Property type: **Retail**

Available Size: 7,510 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



**900 Wheeler Rd
Hauppauge, NY 11788**

Property type: **Retail**

Available Size: 5,375 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
Store #9 - 1,850 sf

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

Contact:

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



REALTY SERVICES LLC

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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

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

BACK ON THE MARKET

Contact:

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

Comments:

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



REALTY SERVICES LLC

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Exclusive Listings Report May 2018

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