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Exclusive Listings Report September 2017

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INDUSTRIAL

Page#	City	Address	Size	Acres	Changes
2	Amityville	22 Sprague Ave	9,420	1.41	
2	Amityville	25 DeForest St	10,000	0.50	
2	Amityville	51 Sprague Ave	3,400	0.15	
3	Bay Shore	45 Sweeneydale Ave	8,250	1.40	Cross-Dock Terminal - 25 Doors Available
3	Bay Shore	602 Pine Aire Dr	18,373	1.22	IN CONTRACT
3	Bethpage	271 Central Ave	4,600	0.12	
4	Bohemia	1605 Sycamore Ave	3,100		LEASED
4	Bohemia	1605 Sycamore Ave D	4,200		Can be combined with .33 acres
4	Bohemia	Knickerbocker Ave		1.70	BUILD TO SUIT
5	Bohemia	N/S Davinci Dr W/O Johnson		2.00	BUILD TO SUIT
5	Elmont	481 Meacham Ave	5,096	0.17	Available Immediately
5	Farmingdale	19-21 Potter & 20 Murray St	14,517	0.50	
6	Farmingdale	92 Central Ave	20,000		
6	Floral Park	12 Van Buren Ave	2,800	0.18	
6	Freeport	53 Hanse Ave	8,035	0.36	
7	Hauppauge	165 Oser Ave		5.70	
7	Hauppauge	1765 Expressway Dr N	51,140	3.64	IN CONTRACT
7	Hauppauge	20 Davids Dr	28,000	2.20	
8	Hauppauge	2100 Pacific St	20,000		
8	Hauppauge	45 Hoffman Ave	15,000	0.92	CONTRACT OUT
8	Hauppauge	65 Commerce Dr	45,738	2.50	Back On The Market
9	Hauppauge	65 Commerce Dr (Front Unit)	24,554	2.50	Back On The Market
9	Hauppauge	65 Commerce Dr (Rear Unit)	21,184	2.50	
9	Hempstead	495 Peninsula Blvd	15,330	0.45	
10	Hicksville	100 Frank Rd	20,000	1.90	
10	Holbrook	Peachtree Ct		4.00	BUILD TO SUIT or LAND SALE
10	Huntington Station	193 West Hills Rd	3,200	0.18	IN CONTRACT
11	Lindenhurst	920 Wellwood Ave	12,000	0.53	
11	Medford	2965 Horseblock Rd	6,000	2.00	
11	Melville	65 Maxess Rd	51,780	4.10	Rental price TBD by work

INDUSTRIAL (cont.)

Page#	City	Address	Size	Acres	Changes
12	Mineola	207 Elm Pl	6,051	0.17	
12	Mineola	88 Windsor Ave	6,980	0.18	
12	New Hyde Park	125 Railroad Ave	10,700	0.41	
13	New Hyde Park	2110 Jericho Tpke	5,428	0.19	Building & Business
13	Ronkonkoma	110 Remington Blvd	6,135	0.82	5,135 sf - 6,135 sf Available
13	Ronkonkoma	1900 Lakeland Ave	9,000	0.67	
14	Ronkonkoma	E/S Remington Blvd		3.90	BUILD TO SUIT
14	Ronkonkoma	Fleetwood Ct		1.40	BUILD TO SUIT
14	Ronkonkoma	Fleetwood Ct		3.00	BUILD TO SUIT
15	Valley Stream	100 E Mineola Ave	5,100		
15	Valley Stream	100 E Mineola Ave	9,350		PRICE REDUCED
15	West Babylon	116 Kean St	8,000	0.42	SOLD
16	West Babylon	127 Dale St	22,500	3.70	Occupancy Arranged
16	West Babylon	165 Eads St Unit A	4,000		
16	West Babylon	501-511 Sheffield Ave	7,400	1.25	LEASED
17	West Babylon	87 Eads St	6,322	0.90	
17	Westbury	110 Hopper St	14,370	0.53	
17	Westbury	128 Magnolia Ave	14,000	0.67	LEASE / SALE
18	Westbury	18 Sylvester St	19,620	0.51	
18	Westbury	483 Grand Blvd		0.59	
18	Yaphank	28 Old Dock Rd	11,970	1.00	

LAND

Page#	City	Address	Size	Acres	Changes
19	Bayport	E/S Sylvan Ave (Backs on Nichols Rd)		1.76	
19	Bohemia	1605 Sycamore Ave (Yard)		0.33	Can combine with 4,200sf Unit
19	Calverton	Burman Blvd & David Ct N/E/C		5.05	
20	Calverton	Scott Ave & Burman Blvd N/W/C		26.60	
20	Holbrook	481 Furrows Rd	12,000	1.00	IN CONTRACT
20	Medford	Bellport Station Rd & Horseblock Rd S/W/C		1.35	Signed Lease - waiting for approvals
21	Medford	N Service Rd		7.33	

LAND (cont.)

Page#	City	Address	Size	Acres	Changes
21	Medford	S Service Rd		5.20	
21	Plainview	80 Dupont St		2.43	
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	4,892		Divisible-2 Story - Additional Office Available
23	Calverton	221 David Ct	42,500	14.00	Divisible
24	Garden City	1103 Stewart Ave	12,405		885 sf - 5,760 sf Available
24	Great Neck	320 Northern Blvd	1,497	0.50	
24	Hauppauge	165 Oser Ave	17,213	5.70	
25	Hauppauge	175 Engineers Rd	3,000		
25	Hauppauge	295 Oser Ave	1,400		
25	Hauppauge	900 Wheeler Rd	5,283	3.80	
26	Massapequa	695 S Broadway	2,500	0.31	IN CONTRACT
26	Smithtown	319 E Main St	1,560		
26	Valley Stream	100 E Mineola Ave	1,700	0.85	
27	Westbury	700 Shames Dr	1,800		PRICE REDUCED

RETAIL

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

Comments:

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

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

Contact:

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



25 DeForest St
Amityville, NY 11701

Property type: **Industrial**

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

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

Comments:

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

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

Contact:

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



51 Sprague Ave
Amityville, NY 11701

Property type: **Industrial**

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

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

Comments:

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

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

Contact:

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



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

Property type: **Industrial**

Available Size: 8,250 Sale Price:
Office size: 1,000 Lease (psf incl tax): See Comments
Acres: 1.40 Tax (psf):

Comments:

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

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

**Cross-Dock Terminal
25 Doors Available**

Contact:

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



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

Property type: **Industrial**

Available Size: 18,373 Sale Price: \$ 2,150,000
Office size: 920 Lease (psf incl tax):
Acres: 1.22 Tax (psf): \$ 2.11

Comments:

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

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

IN CONTRACT

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

Contact:

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



**1605 Sycamore Ave
Bohemia, NY 11716**

Property type: **Industrial**

Available Size: 3,100
Office size:
Acres:

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

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

LEASED

Comments:

Lease Price: \$2,600/month
Owner can build an office if needed
Available 9/1/17

Contact:

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



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

Property type: **Industrial**

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

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

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

**Can be combined
with .33 acres**

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

Contact:

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



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

Property type: **Industrial**

Available Size:
Office size:
Acres: 1.70

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

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

BUILD TO SUIT

Comments:

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

Contact:

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

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

Property type: Industrial

Available Size:
Office size:
Acres: 2.00

Comments:

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

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

See Comments

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

BUILD TO SUIT

Contact:

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



481 Meacham Ave
Elmont, NY 11003

Property type: Industrial

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

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

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

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



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

Property type: Industrial

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

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

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

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

Contact:

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**92 Central Ave
Farmingdale, NY 11735**

Property type: Industrial

Available Size: 20,000
Office size: 5,175
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 with
Sewers:
Parking:

Comments:

Sublease runs through Oct 2023
New Warehouse Lighting
Brand New Office
15 Parking Spaces
12,000 w/5,175 sf office, 4 docks
available @ \$11.50

Contact:

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



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

Property type: Industrial

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

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

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

Comments:

Lease Price: \$10,000/mon
Taxes: ±\$20,881.44
2 Separate Tax Lots
Permitted for Auto Repair/Auto Body
Mezzanine storage 6' x 20'
Approved for expansion to 4,000 sf

Contact:

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

Comments:

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

Contact:

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



**165 Oser Ave
Hauppauge, NY 11788**

Property type: **Industrial**

Available Size: Sale Price: \$ 8,900,000
Office size: Lease (psf incl tax):
Acres: 5.70 Tax (psf):

Comments:

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

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

Contact:

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



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

Property type: **Industrial**

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

Comments:

30 Ton Crane / 10 Ton Crane
Divisible, Column Free
21,180 sf High Bay Area with 32' Clear Ht
Oversized Drive-in Doors
Fully Sprinklered, Ample Parking

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

IN CONTRACT

Contact:

John Pujia
(631) 770-0700 x6373
john@metrorealtyservices.com



**20 Davids Dr
Hauppauge, NY 11788**

Property type: **Industrial**

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

Comments:

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

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

Contact:

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



**2100 Pacific St
Hauppauge, NY 11788**

Property type: **Industrial**

Available Size: 20,000
Office size: 0
Acres:

Sale Price:
Lease (psf incl tax): \$ 6.00
Tax (psf):

Comments:

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

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

Contact:

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



**45 Hoffman Ave
Hauppauge, NY 11788**

Property type: **Industrial**

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

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

Comments:

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

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

CONTRACT OUT

Contact:

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



**65 Commerce Dr
Hauppauge, NY 11788**

Property type: **Industrial**

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

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

Comments:

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

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

Back On The Market

Contact:

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



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65 Commerce Dr (Front Unit) Hauppauge, NY 11788

Property type: Industrial

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

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

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

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

Back On The Market

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



65 Commerce Dr (Rear Unit) Hauppauge, NY 11788

Property type: Industrial

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

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

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

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

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



495 Peninsula Blvd Hempstead, NY 11550

Property type: Industrial

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

Sale Price: See Comments
Lease (psf incl tax):
Tax (psf): \$ 4.72

Comments:
Frontage on Peninsula Blvd
Village of Hempstead

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

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



**100 Frank Rd
Hicksville, NY 11801**

Property type: Industrial

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

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:

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;
mark@metrorealtyservices.com



**Peachtree Ct
Holbrook, NY 11741**

Property type: Industrial

Available Size:
Office size:
Acres: 4.00

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

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

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



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

Property type: Industrial

Available Size: 3,200
Office size: 3,000
Acres: 0.18

Sale Price: \$ 480,000
Lease (psf incl tax):
Tax (psf): \$ 3.67

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

Comments:

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

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: 12,000
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:

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



2965 Horseblock Rd
Medford, NY 11763

Property type: **Industrial**

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

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

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

Comments:

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

Contact:

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



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): See Comments
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

Rental price TBD by work

Contact:

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



207 Elm Pl
Mineola, NY 11501

Property type: **Industrial**

Available Size:	6,051	Sale Price:		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
Comments:					
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



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
Comments:					
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					

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



125 Railroad Ave
New Hyde Park, NY 11040

Property type: **Industrial**

Available Size:	10,700	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
Comments:					
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



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

Property type: **Industrial**

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

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

Comments:

Mezzanine for parts storage
Office bathroom & shop bathroom
1 pit with lift
Rear access
Allowable Uses - Commercial garage repairs,
Auto Body, Tire Shops & other related repairs

Heat: Oil
Clear Ht: 14'
Power (amps): TBD
Docks: 0
Drive-Ins: 6
Sewers:
Parking:

Building & Business

Contact:

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



**110 Remington Blvd
Ronkonkoma, NY 11779**

Property type: **Industrial**

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

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

Comments:

Can be delivered for dead storage or with 1,000 sf
office
Available yard
Flexible divisions

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

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

Contact:

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



**1900 Lakeland Ave
Ronkonkoma, NY 11779**

Property type: **Industrial**

Available Size: 9,000
Office size: 1,350
Acres: 0.67

Sale Price: \$ 1,499,000
Lease (psf incl tax):
Tax (psf): \$ 2.17

Comments:

200' Frontage on Lakeland Ave
1.3 miles south of LIE Exit 59
3,000sf Leased @ \$2,500/mon + increases till 10/13
6,000sf Clear Span (No Columns)
Built in 1999

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

Contact:

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



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E/S Remington Blvd
Ronkonkoma, NY 11779

Property type: Industrial

Available Size:
Office size:
Acres: 3.90
Comments:
Build to Suit up to 50,000 sf
Parking to Code
South of Fleetwood Ct
1 Block North of Veterans Hwy

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

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

BUILD TO SUIT

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



Fleetwood Ct
Ronkonkoma, NY 11779

Property type: Industrial

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

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

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

BUILD TO SUIT

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



Fleetwood Ct
Ronkonkoma, NY 11779

Property type: Industrial

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

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

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

BUILD TO SUIT

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

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100 E Mineola Ave
Valley Stream, NY 11580

Property type: Industrial

Available Size: 9,350
Office size:
Acres:

Comments:

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

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

PRICE REDUCED

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



100 E Mineola Ave
Valley Stream, NY 11580

Property type: Industrial

Available Size: 5,100
Office size:
Acres:

Comments:

Storage / Warehouse on Lower Level

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

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

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



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): \$ 9.95
Tax (psf): \$ 2.30

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

SOLD

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



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

Property type: **Industrial**

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

Comments:

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

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

Occupancy Arranged

Contact:

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



**165 Eads St Unit A
West Babylon, NY 11704**

Property type: **Industrial**

Available Size: 4,000 Sale Price:
Office size: 2,000 Lease (psf incl tax): \$ 12.00
Acres: Tax (psf):

Comments:

High End Office

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

Contact:

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



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

Property type: **Industrial**

Available Size: 7,400 Sale Price:
Office size: 700 Lease (psf incl tax): \$ 8.75
Acres: 1.25 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:

LEASED

Contact:

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



87 Eads St
West Babylon, NY 11704

Property type: **Industrial**

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

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

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

Comments:

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

Contact:

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



110 Hopper St
Westbury, NY 11590

Property type: **Industrial**

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

Sale Price: \$ 2,700,000
Lease (psf incl tax):
Tax (psf): \$ 5.34

Heat: Gas
Clear Ht: 15' - 22'
Power (amps): Heavy
Docks: 0
Drive-Ins: 2
Sewers: Y
Parking:

Comments:

Contact:

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



128 Magnolia Ave
Westbury, NY 11590

Property type: **Industrial**

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

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

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

Comments:

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

LEASE / SALE

Contact:

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



**18 Sylvester St
Westbury, NY 11590**

Property type: Industrial

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

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

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

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



**483 Grand Blvd
Westbury, NY 11590**

Property type: Industrial

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

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

Docks:
 Drive-Ins:
 Sewers:
 Parking:

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



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

Property type: Industrial

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

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

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

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



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

Available Size:
 Office size:
 Acres: 1.76

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

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

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

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



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

Available Size:
 Office size:
 Acres: 0.33

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

Comments:
 Lease: \$2000/month

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

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

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



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

Available Size:
 Office size:
 Acres: 5.05

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

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

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

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



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

Property type: Land

Available Size: Office size: Acres: 26.60 Sale Price: Lease (psf incl tax): Tax (psf): See Comments See Comments See Comments

Comments: Will Consider Build To Suit Divided 5.2 ac., 6 ac., 7.1 ac., 8.3 ac. Sale Price: \$310,000 per acre for each division Lease Price: TBD Enterprise Park (EPCAL)

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

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



481 Furrows Rd Holbrook, NY 11741

Property type: Land

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

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: Clear Ht: Power (amps): Docks: Drive-Ins: Sewers: Parking: Gas 16' 200 per 0 4 (1 per No)

IN CONTRACT

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



Bellport Station Rd & Horseblock Rd S/W/C Medford, NY 11763

Property type: Land

Available Size: Office size: Acres: 1.35 Sale Price: Lease (psf incl tax): Tax (psf): \$ 1,500,000 See Comments 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: Parking: No

Signed Lease - waiting for approvals

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

The information in this report has been obtained from sources believed reliable. We do not doubt its accuracy but have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You should conduct an individual evaluation with your own advisors as to the suitability of this property.



**N Service Rd
Medford, NY 11763**

Property type: Land

Available Size: Sale Price: \$ 4,500,000
Office size: Lease (psf incl tax):
Acres: 7.33 Tax (psf): See Comments

Comments:

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

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

Contact:

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



**S Service Rd
Medford, NY 11763**

Property type: Land

Available Size: Sale Price: \$ 3,120,000
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: 2.43 Tax (psf): See Comments

Comments:

Lease Price: \$3.00 psf gross
Large Fenced Yard
Will consider different divisions of the total 2.43 acres
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;
mark@metrorealtyservices.com



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483 Grand Blvd
Westbury, NY 11590

Property type: Land

Available Size:

Office size:

Acres: 0.59

Sale Price:

Lease (psf incl tax):

Tax (psf):

\$ 1,900,000

See Comments

Heat:

Clear Ht:

Power (amps):

Docks:

Drive-Ins:

Sewers:

Parking:

Comments:

4 Separate tax lots

Approx Taxes: \$46,294.17/year

Incl ±4,831sf 6 uniti apt bldg on site generating income

Addl warehouse of ±2,500 sf garage on site wi/ lg

Used for outdoor storage

Contact:

Jeremy Hackett/Mark Timpone

(631) 770-0700 x6359/6361

jeremy@metrorealtyservices.com;
mark@metrorealtyservies.com



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

Property type: Office

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

Comments:

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

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

User/Investor

Contact:

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



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

Property type: Office

Available Size: 4,892 Sale Price:
 Office size: Lease (psf incl tax): See Comments
 Acres: Tax (psf): \$ 2.50

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.

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

**Divisible-2 Story
Additional Office Available**

Contact:

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



**221 David Ct
Calverton, NY 11933**

Property type: Office

Available Size: 42,500 Sale Price:
 Office size: 42,500 Lease (psf incl tax): \$ 16.50
 Acres: 14.00 Tax (psf): \$ 2.00

Comments:

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

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

Divisible

Contact:

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



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

Property type: Office

Available Size: 12,405
Office size:
Acres:

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

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

885 sf - 5,760 sf Available

Comments:

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

Contact:

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



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

Property type: Office

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

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

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

Comments:

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

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

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

Comments:

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

Contact:

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



**175 Engineers Rd
Hauppauge, NY 11788**

Property type: Office

Available Size: 3,000
Office size:
Acres:

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

Comments:

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

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

Contact:

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



**295 Oser Ave
Hauppauge, NY 11788**

Property type: Office

Available Size: 1,400
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:

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: 5,283
Office size:
Acres: 3.80

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

Comments:

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

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

Contact:

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



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695 S Broadway
Massapequa, NY 11758

Property type: Office

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

Comments:
Great Redevelopment Site
Office/Retail
Good Parking
Main Road Visibility

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

IN CONTRACT

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



319 E Main St
Smithtown, NY 11787

Property type: Office

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

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

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

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



100 E Mineola Ave
Valley Stream, NY 11580

Property type: Office

Available Size: 1,700 Sale Price:
Office size: 1,700 Lease (psf incl tax): \$ 12.00
Acres: 0.85 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

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700 Shames Dr
Westbury, NY 11590

Property type: Office

Available Size: 1,800
Office size:
Acres:

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

Comments:

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

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

PRICE REDUCED

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: 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



**1111 Broadhollow Rd
Farmingdale, NY 11735**

Property type: Retail

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

Comments:

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

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

Contact:

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mort@metrorealtyservices.com



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**900 Wheeler Rd
Hauppauge, NY 11788**

Property type: **Retail**

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

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



**920 Wellwood Ave
Lindenhurst, NY 11757**

Property type: **Retail**

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

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

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

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

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



**695 S Broadway
Massapequa, NY 11758**

Property type: **Retail**

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

Sale Price: \$ 449,000
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:

IN CONTRACT

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

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The information in this report has been obtained from sources believed reliable. We do not doubt its accuracy but have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You should conduct an individual evaluation with your own advisors as to the suitability of this property.



**25 Railroad Ave
Ronkonkoma, NY 11779**

Property type: **Retail**

Available Size: 900
Office size:
Acres:

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

Heat: Gas

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

Comments:

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

Contact:

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



**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:

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REALTY SERVICES LLC

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