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Exclusive Listings Report November 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	Bellmore	2558 N Jerusalem Rd	14,692	0.49	
3	Bellmore	2558 N Jerusalem Rd	8,510		
3	Bellmore	2558 N Jerusalem Rd	4,782		
4	Bellport	4 Pinehurst Dr	15,000	3.03	
4	Bethpage	271 Central Ave	4,600	0.12	IN CONTRACT
4	Bohemia	1605 Sycamore Ave	3,100		
5	Bohemia	1605 Sycamore Ave D	4,200		Can be combined w/ .33 acres
5	Bohemia	1700 Arctic Ave	6,000	1.00	LEASED
5	Bohemia	N/S Davinci Dr W/O Johnson		2.00	BUILD TO SUIT
6	Central Islip	69 Brightside Ave	1,200	0.53	BACK ON THE MARKET
6	Commack	55 Mall Dr	58,888	4.63	
6	Copiague	610 Oak St	3,904	0.20	PRICE REDUCED - BUSINESS INCL.
7	Deer Park	40 Burt Dr Suite 6	3,630		SOLD
7	Deer Park	697 Acorn St Unit A	3,000		LEASED
7	Deer Park	697 Acorn St Unit C	3,000		LEASED
8	Edgewood	91 Rodeo Dr	40,000	2.62	NEW LISTING - SUBLEASE
8	Farmingdale	19-21 Potter & 20 Murray St	14,517	0.50	IN CONTRACT
8	Farmingdale	92 Central Ave Rear Sec Unit B	12,000	4.80	Sub-Lease
9	Floral Park	12 Van Buren Ave	2,800	0.18	PRICE REDUCED
9	Freeport	53 Hanse Ave	8,035	0.36	IN CONTRACT
9	Hauppauge	165 Oser Ave		5.75	
10	Hauppauge	35 Davids Dr	10,000	1.00	NEW LISTING
10	Hauppauge	45 Hoffman Ave	15,000	0.92	IN CONTRACT
10	Hauppauge	65 Davids Dr	16,836	1.00	NEW LISTING
11	Hicksville	100 Frank Rd	20,000	1.90	
11	Holbrook	Peachtree Ct		4.00	BUILD TO SUIT or LAND SALE
11	Lindenhurst	425 E John St	9,467	0.72	SOLD

INDUSTRIAL (cont.)

Page#	City	Address	Size	Acres	Changes
12	Lindenhurst	920 Wellwood Ave	12,474	0.53	
12	Medford	2965 Horseblock Rd	6,000	2.00	IN CONTRACT
12	Medford	7 Commercial Blvd	11,264		Lease Only
13	Mineola	166 Herricks Rd	3,600	0.17	
13	New Hyde Park	1 Denton Ave		0.14	NEW LISTING
13	Ronkonkoma	110 Remington Blvd	10,000	0.82	SOLD
14	Ronkonkoma	158-2 Remington Blvd	5,200		NEW LISTING
14	Ronkonkoma	700 Union Pkwy Unit 5	4,000		IN CONTRACT
14	Ronkonkoma	700 Union Pkwy Unit 6-7	9,600		SALE PRICE REDUCED
15	Ronkonkoma	700 Union Pkwy Unit 6-7-8	14,750		PRICE REDUCED - LEASE POSSIBLE
15	Ronkonkoma	700 Union Pkwy Unit 8	5,150	0.00	PRICE REDUCED - LEASE POSSIBLE
15	Ronkonkoma	88 Johnson Ave C	4,000		LEASED
16	Ronkonkoma	E/S Remington Blvd		3.90	BUILD TO SUIT
16	Ronkonkoma	Fleetwood Ct		1.40	BUILD TO SUIT
16	Ronkonkoma	Fleetwood Ct		3.00	BUILD TO SUIT
17	Uniondale	395 Westbury Blvd	36,312	1.34	PRICE REDUCED
17	West Babylon	100 Field St Unit B	2,500		LEASED
17	West Babylon	110 Field St Unit D	2,000		LEASE OUT
18	West Babylon	245 Rte 109	7,600	4.86	NEW LISTING
18	West Babylon	35-45 Kean St	20,419	0.87	REDUCED-CO'd Adult Entertainment
18	West Babylon	45 Kean St	9,600	1.00	Available for Lease 1/1/19
19	West Babylon	749 Rte 109	11,418	0.40	PRICE REDUCED
19	Westbury	128 Magnolia Ave	14,000	0.67	
19	Wesbury	149-155 Sullivan Ln	6,800	0.25	NEW LISTING
20	Yaphank	100 Bellport Ave	7,500		FULLY LEASED
20	Yaphank	28 Old Dock Rd	11,970	1.00	

LAND

Page#	City	Address	Size	Acres	Changes
21	Bay Shore	Sweeneydale Ave		2.00	
21	Bayport	E/S Sylvan Ave (Backs on Nichols Rd)		1.76	Industrial Land
21	Bohemia	1605 Sycamore Ave (Yard)		0.33	Can combine w/ 4,200sf Unit
22	Calverton	Burman Blvd & David Ct N/E/C		5.05	
22	Calverton	Scott Ave & Burman Blvd N/W/C		21.04	5.2 Acres In Contract
22	Central Islip	69 Brightside Ave	1,200	0.53	BACK ON THE MARKET
23	Medford	Bellport Station Rd & Horseblock Rd S/W/C		1.35	Signed Lease - waiting for approvals
23	Medford	N Service Rd		7.33	IN CONTRACT

OFFICE

Page#	City	Address	Size	Acres	Changes
24	Albertson	9 Albertson Ave	1,400	0.57	NEW LISTING
24	Bellmore	2558 N Jerusalem Rd	1,400		Office / Retail
24	Bohemia	1268-1276 Smithtown Ave	7,510		User/Investor
25	Bohemia	1268-1276 Smithtown Ave	3,392		
25	Calverton	221 David Ct	37,000	14.00	Divisible
25	Commack	55 Mall Dr	15,000		
26	Commack	55 Mall Dr	10,500		
26	Freeport	114 Church St	3,960		
26	Great Neck	320 Northern Blvd	1,916	0.50	
27	Hauppauge	1092 Motor Pkwy	2,400	0.47	
27	Hauppauge	110 Marcus Blvd & 35 Arkay Dr	7,700		
27	Hauppauge	145 Marcus Blvd	5,700	2.50	
28	Hauppauge	165 Oser Ave	17,213	5.75	
28	Hauppauge	295 Oser Ave	1,400		
28	Hauppauge	900 Wheeler Rd	5,903	3.80	
29	Hicksville	144 W John St	1,800	0.25	
29	Lindenhurst	450 E John St (aka 450-460 E John St)	2,850	0.82	
29	Smithtown	70 Smithtown Blvd	1,560	0.23	IN CONTRACT
30	West Babylon	245 Rte 109	7,100		NEW LISTING
30	Westbury	240 Lincoln Pl	3,000		

RETAIL

Page#	City	Address	Size	Acres	Changes
31	Bellmore	2558 N Jerusalem Rd	1,400		Office / Retail
31	Bethpage	271 Central Ave	4,600	0.12	IN CONTRACT
31	Bohemia	1268-1276 Smithtown Ave	7,510		User/Investor
32	Deer Park	356 Commack Rd	5,565	0.32	INVESTMENT
32	Hauppauge	900 Wheeler Rd	1,075	3.80	
32	Lindenhurst	920 Wellwood Ave	12,474	0.53	
33	Ronkonkoma	25 Railroad Ave	900		

Special

Page#	City	Address	Size	Acres	Changes
34	Lindenhurst	450 E John St (aka 450-460 E John St)	2,850	0.82	



**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: \$ 725,000
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:

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**2558 N Jerusalem Rd
Bellmore, NY 11710**

Property type: Industrial

Available Size: 14,692 Sale Price: \$ 2,772,450
 Office size: 1,469 Lease (psf incl tax): \$ 15.00
 Acres: 0.49 Tax (psf): \$ 1.90

Comments:

Unique opportunity to a user/investor.
 Divisions allow for multiple occupants as well as single user
 Great storage space on the lower level as well as mezzanine space in the mid-sections of bldg.
 Divides 14,692/4,782/2,800 - Call for info

Heat: Oil/Gas
 Clear Ht: 14'/20'
 Power (amps): 400
 Docks: 1
 Drive-Ins: 3
 Sewers:
 Parking: 10

Contact:

Andy Blumenthal/Mark Timpone
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mark@metrorealtyservices.com



**2558 N Jerusalem Rd
Bellmore, NY 11710**

Property type: Industrial

Available Size: 8,510 Sale Price:
 Office size: 600 Lease (psf incl tax): \$ 15.00
 Acres: Tax (psf):

Comments:

4,782 sf on the lower level (extra space)
 1,400 sf mezzanine (extra space)

Heat: Oil/Gas
 Clear Ht: 17'
 Power (amps): 400
 Docks: 1
 Drive-Ins: 1
 Sewers:
 Parking:

Contact:

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mark@metrorealtyservices.com



**2558 N Jerusalem Rd
Bellmore, NY 11710**

Property type: Industrial

Available Size: 4,782 Sale Price:
 Office size: 1,500 Lease (psf incl tax): \$ 15.00
 Acres: Tax (psf): \$ 1.90

Comments:

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

Contact:

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**4 Pinehurst Dr
Bellport, NY 11713**

Property type: Industrial

Available Size:	15,000	Sale Price:	\$ 3,295,000	Heat:	Gas
Office size:	3,000	Lease (psf incl tax):	\$ 16.00	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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**271 Central Ave
Bethpage, NY 11714**

Property type: Industrial

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

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

IN CONTRACT

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 ± 8/1/18
 2 Bathrooms
 1,800 sf contiguous can be available next year

Contact:
 Jeremy Hackett
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REALTY SERVICES LLC

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

Property type: **Industrial**

Available Size: 4,200
Office size: 1,000
Acres: 1.00
Sale Price:
Lease (psf incl tax): \$ 10.00
Tax (psf):

Comments:

Lease: \$3,500 / mo - Avail 1/1/19
1/3 Yard Space Also Available @ \$2000/month
Office & bathrooms renovated to suit
If tenant rents yard & bldg will have sole access.
1,800 sf contiguous can be available next year

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

**Can be combined w/ .33
acres**

Contact:

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



**1700 Arctic Ave
Bohemia, NY 11716**

Property type: **Industrial**

Available Size: 6,000
Office size: 1,100
Acres: 1.00
Sale Price:
Lease (psf incl tax): \$ 10.50
Tax (psf):

Comments:

POL 12,000 sf Building
Ample Parking
Available November 2018

Heat: Gas
Clear Ht: 17'
Power (amps): 400
Docks: 1
Drive-Ins: 1
Sewers:
Parking:

LEASED

Contact:

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



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

Property type: **Industrial**

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

Comments:

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

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

BUILD TO SUIT

Contact:

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69 Brightside Ave
Central Islip, NY 11722

Property type: Industrial

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

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

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

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

BACK ON THE MARKET

Contact:
Jeremy Hackett/Rick Falco
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rick@metrorealtyservices.com



55 Mall Dr
Commack, NY 11725

Property type: Industrial

Available Size: 58,888
Office size: 20,120
Acres: 4.63

Sale Price: \$ 10,650,000
Lease (psf incl tax):
Tax (psf): \$ 2.69

Comments:
Renovated in 2008-09 including new roof membrane,
beautiful office space
Wired cubicles (75) can also be purchased

Heat: Gas
Clear Ht: 18'
Power (amps): 1200
Docks: 2
Drive-Ins: 2
Sewers: No
Parking: 196

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



610 Oak St
Copiague, NY 11726

Property type: Industrial

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

Sale Price: \$ 1,399,000
Lease (psf incl tax):
Tax (psf): \$ 5.02

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

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

**PRICE REDUCED
BUSINESS INCL.**

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

Property type: Industrial

Available Size: 3,630
Office size: 700
Acres:

Sale Price: \$ 567,000
Lease (psf incl tax): See Comments
Tax (psf): \$ 3.43

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

SOLD

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

Contact:

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



**697 Acorn St Unit A
Deer Park, NY 11729**

Property type: Industrial

Available Size: 3,000
Office size: 600
Acres:

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

Heat: Gas
Clear Ht: 18'
Power (amps): 200
Docks: 0
Drive-Ins: 1
Sewers:
Parking:

LEASED

Comments:

Huge lot for parking of trucks/vehicles (fenced & Clear span, no columns in the warehouse
Large lot for storage with private driveway
Add'l mezzanine space not included in square foota
Available on or about December 1, 2018

Contact:

Jeremy Hackett
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**697 Acorn St Unit C
Deer Park, NY 11729**

Property type: Industrial

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

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

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

LEASED

Comments:

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

Contact:

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jeremy@metrorealtyservices.com



**91 Rodeo Dr
Edgewood, NY 11717**

Property type: **Industrial**

Available Size: 40,000 Sale Price:
Office size: 10,000 Lease (psf incl tax): See Comments
Acres: 2.62 Tax (psf): \$ 2.20

Comments:

Free standing building located in the Heartland Bu
Walk to LIRR Deer Park Station
100+ car parking with executive parking
Excellent loading
SUBLEASE

Heat: Gas
Clear Ht: 20'
Power (amps): 400
Docks: 9
Drive-Ins: 1
Sewers:
Parking: 100

NEW LISTING - SUBLEASE

Contact:

Mark Timpone
(631) 770-0700 x6361
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**19-21 Potter & 20 Murray St
Farmingdale, NY 11735**

Property type: **Industrial**

Available Size: 14,517 Sale Price: \$ 1,199,000
Office size: 300 Lease (psf incl tax):
Acres: 0.50 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:

IN CONTRACT

Contact:

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



**92 Central Ave Rear Sec Unit B
Farmingdale, NY 11735**

Property type: **Industrial**

Available Size: 12,000 Sale Price:
Office size: 600 Lease (psf incl tax): \$ 12.20
Acres: 4.80 Tax (psf): See Comments

Comments:

Warehouse divided by fencing from
other section of unit
Sublease runs through October 2023
New Warehouse Lighting / Fully Racked
Lease: \$12.20 + \$1.50 utilities
Must Sublease for Entire Term

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

Sub-Lease

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: \$ 1,325,000
Lease (psf incl tax):
Tax (psf): \$ 7.95

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

PRICE REDUCED

Comments:

Approved for expansion to 4,000sf
Taxes: ±\$22,265.59
2 Separate Tax Lots
Permitted for Auto Repair/Auto Body
Mezzanine storage 6' x 20'

Contact:

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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: \$ 1,950,000
Lease (psf incl tax):
Tax (psf): \$ 6.84

Heat: Gas
Clear Ht: 28'6"
Power (amps): 600
Docks: 0
Drive-Ins: 3
Sewers: Yes
Parking:

IN CONTRACT

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
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tony@metrorealtyservices.com



165 Oser Ave
Hauppauge, NY 11788

Property type: **Industrial**

Available Size:
Office size:
Acres: 5.75

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

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

Contact:

Andy Blumenthal/Doug Donatelli
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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



**35 Davids Dr
Hauppauge, NY 11788**

Property type: Industrial

Available Size: 10,000
Office size: 2,500
Acres: 1.00

Comments:

Free Standing
Fenced Yard
Occupancy Arranged

Sale Price: \$ 1,895,000
Lease (psf incl tax): \$ 12.50
Tax (psf): \$ 2.29

Heat: Gas
Clear Ht: 16'
Power (amps): 800
Docks: 2
Drive-Ins: 2
Sewers: Yes
Parking:

NEW LISTING

Contact:

Andy Blumenthal
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**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: \$ 1,935,000
Lease (psf incl tax): \$ 12.75
Tax (psf): \$ 1.98

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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**65 Davids Dr
Hauppauge, NY 11788**

Property type: Industrial

Available Size: 16,836
Office size: 3,000
Acres: 1.00

Comments:

Two 40' span overhead cranes
(3 & 5 ton capacity)
1,200 sf concrete mezzanine
(not included in bldg size)
Skylights & windows throughout
Secure fenced-in yard

Sale Price: \$ 3,250,000
Lease (psf incl tax): \$ 12.75
Tax (psf): \$ 2.58

Heat: Gas
Clear Ht: 16'
Power (amps): 800
Docks: 1
Drive-Ins: 1
Sewers: Y
Parking: 34

NEW LISTING

Contact:

Doug Donatelli
(631) 770-0700 x6364
doug@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;
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):	See Comments	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



**425 E John St
Lindenhurst, NY 11757**

Property type: Industrial

Available Size:	9,467	Sale Price:	\$ 1,250,000	Heat:	Gas
Office size:	947	Lease (psf incl tax):		Clear Ht:	12'-14'
Acres:	0.72	Tax (psf):	\$ 2.93	Power (amps):	TBD

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

SOLD

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:

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

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

Comments:

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

IN CONTRACT

Contact:

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



**7 Commercial Blvd
Medford, NY 11763**

Property type: **Industrial**

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

Sale Price:
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

Comments:

Lease Only

Contact:

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



1 Denton Ave
New Hyde Park, NY 11040

Property type: **Industrial**

Available Size:
Office size:
Acres: 0.14

Comments:

6,000 sf ± Yard Storage
Fenced & Lit Yard
Outside Storage
Perfect For Parking
\$4,500 / Per Month
Includes Base Year Taxes

Sale Price:
Lease (psf incl tax): \$ 9.00
Tax (psf):

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

NEW LISTING

Contact:

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



110 Remington Blvd
Ronkonkoma, NY 11779

Property type: **Industrial**

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

Comments:

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

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

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

SOLD

Contact:

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



**158-2 Remington Blvd
Ronkonkoma, NY 11779**

Property type: Industrial

Available Size: 5,200
Office size: 2,600
Acres:

Sale Price: \$ 795,000
Lease (psf incl tax): N/A
Tax (psf): \$ 2.53

Heat: Gas
Clear Ht: 16'
Power (amps): 200
Docks: 2
Drive-Ins: 0
Sewers: No
Parking: 7

NEW LISTING

Comments:

CONDO
Hard to find R&D/Industrial Space
Easy access to Vets Hwy, Sunrise Hwy, & LIE
CAM: \$1.32
Great Parking

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
Office size: 2,000
Acres:

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

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

IN CONTRACT

Comments:

CAM \$324 / month
Full A/C
1,700 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: \$ 1,310,000
Lease (psf incl tax): \$ 10.95
Tax (psf): \$ 2.08

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

SALE PRICE REDUCED

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: 2,600
Acres:

Sale Price: \$ 2,020,000
Lease (psf incl tax): See Comments
Tax (psf): \$ 2.08

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

**PRICE REDUCED
LEASE POSSIBLE**

Contact:
Nick Romano
(631) 770-0700 x6362

nick@metrorealtyservices.com

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



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

Property type: Industrial

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

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

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

**PRICE REDUCED
LEASE POSSIBLE**

Contact:
Nick Romano
(631) 770-0700 x6362

nick@metrorealtyservices.com

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



**88 Johnson Ave C
Ronkonkoma, NY 11779**

Property type: Industrial

Available Size: 4,000
Office size: 400
Acres:

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

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

LEASED

Contact:
Nick Romano
(631) 770-0700 x6362

nick@metrorealtyservices.com

Comments:

Immediate Occupancy
Newly Renovated
Street Exposure



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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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395 Westbury Blvd
Uniondale, NY 11553

Property type: Industrial

Available Size: 36,312
Office size: 6,553
Acres: 1.34

Sale Price: \$ 6,299,000
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:

PRICE REDUCED

Contact:

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



100 Field St Unit B
West Babylon, NY 11704

Property type: Industrial

Available Size: 2,500
Office size: 250
Acres:

Sale Price:
Lease (psf incl tax): \$ 10.32
Tax (psf):

Comments:

Part Of Larger 8,000sf Building
Ample Parking
Occupancy - Fall 2018
Lease Price: \$2,150.000 Per Month Gross

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

LEASED

Contact:

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



110 Field St Unit D
West Babylon, NY 11704

Property type: Industrial

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

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

Comments:

Available Immediately
\$2,000/month gross

Heat: Oil
Clear Ht: 14'
Power (amps): 150
Docks: 1
Drive-Ins: 1
Sewers: No
Parking:

LEASE OUT

Contact:

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



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

Property type: **Industrial**

Available Size: 7,600
Office size: 0
Acres: 4.86

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

Heat: Gas
Clear Ht: 18
Power (amps): TBD
Docks: 2
Drive-Ins: 0
Sewers:
Parking:

NEW LISTING

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

Comments:
Rental Price Includes Heat & Lighting
Non Contiguous Office Can Be Rented Separate
POL 85,000 sf Building
Lease Price \$12.00 (dead storage)
Lease Price \$14.00 (w/10% BTS office & bathrooms)



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

Property type: **Industrial**

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

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

Heat: Gas
Clear Ht: 12'9"-16'6"
Power (amps): 1600
Docks: 0
Drive-Ins: 6
Sewers:
Parking:

**REDUCED
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
Can Be Delivered Vacant



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

Property type: **Industrial**

Available Size: 9,600
Office size: 3,168
Acres: 1.00

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

Heat: Gas
Clear Ht: 13'/16'6"
Power (amps): 800
Docks: 0
Drive-Ins: 2-3
Sewers:
Parking:

**Available for Lease
1/1/19**

Contact:
Jeremy Hackett/Rick Kreindler
(631) 770-0700 x6359/6373
jeremy@metrorealtyservices.com

Comments:
Large paved fenced yard ± 15,000 sf



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749 Rte 109
West Babylon, NY 11704

Property type: Industrial

Available Size: 11,418
Office size: 3,425
Acres: 0.40

Sale Price: \$ 1,883,970
Lease (psf incl tax):
Tax (psf): \$ 3.04

Heat: Gas
Clear Ht: 13'
Power (amps): 400
Docks: 0
Drive-Ins: 1
Sewers: Yes
Parking:

PRICE REDUCED

Comments:

Ideal Showroom / Wholesale
500sf Mezzanine For Storage
Small Basement Under Office
Divisions Possible

Contact:

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

jeremy@metrorealtyservices.com;
rick@metrorealtyservices.com



128 Magnolia Ave
Westbury, NY 11590

Property type: Industrial

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

Sale Price: \$ 3,100,000
Lease (psf incl tax): \$ 15.00
Tax (psf): \$ 4.19

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

Comments:

Property Street-Street (back street is Garden St
Great loading in rear of building
Abundant parking / YARD SPACE
3,000sf mezzanine (not included in 14,000 sf
Possession Arranged



149-155 Sullivan Ln
Westbury, NY 11590

Property type: Industrial

Available Size: 6,800
Office size: 3,400
Acres: 0.25

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

Heat: Gas
Clear Ht: 11'
Power (amps): 200
Docks: 0
Drive-Ins: 1
Sewers:
Parking:

NEW LISTING

Comments:

Offices on the 2nd floor
Warehouse on the 1st floor
Walk to LIRR Westbury Station
Walk to Westbury Village
Close to LIE / W Pkwy / N Pkwy / M Pkwy

Contact:

Mark Timpone
(631) 770-0700 x6361

mark@metrorealtyservices.com



100 Bellport Ave
Yaphank, NY 11980

Property type: Industrial

Available Size: 7,500
Office size: 0
Acres: 0

Comments:

No Columns
Great warehouse

Sale Price:
Lease (psf incl tax): \$ 9.60
Tax (psf): See Comments

Heat: Gas
Clear Ht: 20'-27'
Power (amps): 200
Docks: 2
Drive-Ins: 0
Sewers:
Parking: 0

FULLY LEASED

Contact:

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



28 Old Dock Rd
Yaphank, NY 11980

Property type: Industrial

Available Size: 11,970
Office size: 2,400
Acres: 1.00

Comments:

Outdoor Storage
Just off LIE
Built in 2008
New LED Lighting
Occupancy to be determined
IDA Benefits Possible

Sale Price: Upon Request
Lease (psf incl tax):
Tax (psf): \$ 2.67

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



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Sweeneydale Ave
Bay Shore, NY 11706

Property type: Land

Available Size:
Office size:
Acres: 2.00

Comments:

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

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

Contact:
Mark Timpone
(631) 770-0700 x6361
mark@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 w/ 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: Sale Price: \$ 1,565,500
Office size: Lease (psf incl tax): See Comments
Acres: 5.05 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



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

Property type: Land

Available Size: Sale Price: See Comments
Office size: Lease (psf incl tax): See Comments
Acres: 21.40 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:

5.2 Acres In Contract

Contact:

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



69 Brightside Ave
Central Islip, NY 11722

Property type: Land

Available Size: 1,200 Sale Price: \$ 499,000
Office size: 1,200 Lease (psf incl tax):
Acres: 0.53 Tax (psf):

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

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

BACK ON THE MARKET

Contact:

Jeremy Hackett/Rick Kreindler
(631) 770-0700 x6359/6373
jeremy@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



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): See Comments
 Tax (psf):

Comments:

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

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

IN CONTRACT

Contact:

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



9 Albertson Ave
Albertson, NY 11507

Property type: Office

Available Size: 1,400
Office size: 1,400
Acres: 0.57

Comments:

- Well maintained building
- Separate entrance
- Kitchenette
- Conference room
- Private offices
- Bullpen

Sale Price:
Lease (psf incl tax): \$ 24.00
Tax (psf):

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

NEW LISTING

Contact:

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



2558 N Jerusalem Rd
Bellmore, NY 11710

Property type: Office

Available Size: 1,400
Office size: 1,400
Acres:

Comments:

Sale Price:
Lease (psf incl tax): \$ 15.00
Tax (psf): \$ 1.90

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

Office / Retail

Contact:

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



1268-1276 Smithtown Ave
Bohemia, NY 11716

Property type: Office

Available Size: 7,510
Office size:
Acres:

Comments:

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

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

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: 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

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: 15,000
Office size:
Acres:

Sale Price:
Lease (psf incl tax): \$ 20.00
Tax (psf):

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

Comments:

Includes Front Entrance
8,000 also available @ \$16.25
10,500 also available @ \$15.75 + Utilities

Contact:

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



**55 Mall Dr
Commack, NY 11725**

Property type: Office

Available Size: 10,500 Sale Price:
Office size: 8,200 Lease (psf incl tax): \$ 15.75
Acres: Tax (psf):

Comments:

Private Ent/Outside Picnic Area/8 Enclosed Offices
Abundant Amount of Wired Work Stations
Abundant Parking
Lease: \$15.75 psf gr + \$3.50 util. for 10,500 sf
Also can lease 8,000 sf @ \$16.25

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

Contact:

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



**114 Church St
Freeport, NY 11520**

Property type: Office

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

Comments:

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

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

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: 1,916 Sale Price:
Office size: Lease (psf incl tax): \$ 25.00
Acres: 0.50 Tax (psf): \$ 7.00

Comments:

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

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

Contact:

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



**1092 Motor Pkwy
Hauppauge, NY 11788**

Property type: Office

Available Size: 2,400
Office size:
Acres: 0.47

Sale Price: \$ 675,000
Lease (psf incl tax):
Tax (psf):

Heat: Oil (3)
Clear Ht:
Power (amps): 200
Docks:
Drive-Ins:
Sewers:
Parking: 17

Comments:

Zoned GSD (Med/Daycare/Prof)
5 camera security system
Renovated 1984
In ground sprinklers
Taxes \$22,500/year

Contact:

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jeremy@metrorealtyservices.com;
rick@metrorealtyservices.com



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

Property type: Office

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

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

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

Comments:

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

Contact:

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



**145 Marcus Blvd
Hauppauge, NY 11788**

Property type: Office

Available Size: 5,700
Office size: 5,700
Acres: 2.50

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

Heat:
Clear Ht:
Power (amps):
Docks:
Drive-Ins:
Sewers:
Parking: 35

Comments:

Corner Unit, 11 Private Offices, Large Conf Rm, Bu
16 work stations, kitchen, server room
In Suite Bathrooms
Separately metered electric
Can be delivered fully furnished
Sub-lease through 9/30/22, longer possible

Contact:

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joel@metrorealtyservices.com;
mort@metrorealtyservices.com



**165 Oser Ave
Hauppauge, NY 11788**

Property type: Office

Available Size: 17,213 Sale Price: \$ 7,999,000
 Office size: 17,213 Lease (psf incl tax): \$ 22.50
 Acres: 5.75 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
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doug@metrorealtyservices.com



**295 Oser Ave
Hauppauge, NY 11788**

Property type: Office

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

Comments:

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

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

Contact:

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



**900 Wheeler Rd
Hauppauge, NY 11788**

Property type: Office

Available Size: 5,903 Sale Price:
 Office size: 3,243 Lease (psf incl tax): \$ 18.50
 Acres: 3.80 Tax (psf):

Comments:

890-1,571 SF Available
 Ste 220/1,264 SF, Ste 225/1,058sf, Ste 250/1,120sf
 Ste 265/1,571sf, Ste 270/890sf
 Agressive Lease Deals
 Flexible Terms from 1-10yrs

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

Contact:

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joel@metrorealtyservices.com;
mort@metrorealtyservices.com



144 W John St
Hicksville, NY 11801

Property type: Office

Available Size: 1,800
Office size:
Acres: 0.25

Sale Price: \$ 849,600
Lease (psf incl tax):
Tax (psf): \$ 6.31

Comments:

Two story building
Add'l 650± sf finished basement & storage attic
15 car on-site parking
Commercial zoning

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

Contact:

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



450 E John St (aka 450-460 E John St)
Lindenhurst, NY 11757
Property type: Office

Available Size: 2,850
Office size:
Acres: 0.82

Sale Price: \$ 724,900
Lease (psf incl tax):
Tax (psf):

Comments:

Taxes: Exempt
450 E John St (aka 450-460 E John St)
±127 Seat Capacity Rectory
Zoned Residential B but
c/o'd Worship Hall

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

Contact:

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



70 Smithtown Blvd
Smithtown, NY 11787

Property type: Office

Available Size: 1,560
Office size:
Acres: 0.23

Sale Price: \$ 429,000
Lease (psf incl tax):
Tax (psf): \$ 6.45

Comments:

Roof & HVAC Under 5 Years Old
Thermal Pane Windows Throughout
Oversized Plot For Expansion Or Additional Parking
Zoned Neighborhood Business "NB"

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

IN CONTRACT

Contact:

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



**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:

NEW LISTING

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

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



**240 Lincoln Pl
Westbury, NY 11590**

Property type: Office

Available Size: 3,000
Office size:
Acres:

Sale Price: \$ 799,000
Lease (psf incl tax):
Tax (psf):

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

Comments:
1,500 sf Upper Level
1,500 sf Lower Level
Large Municipal Parking Adjacent to Property
Across From Westbury Village Hall

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



**2558 N Jerusalem Rd
Bellmore, NY 11710**

Property type: Retail

Available Size: 1,400
Office size: 1,400
Acres:

Comments:

Sale Price:
Lease (psf incl tax): \$ 15.00
Tax (psf): \$ 2.37

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

Office / Retail

Contact:

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



**271 Central Ave
Bethpage, NY 11714**

Property type: Retail

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

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

Sale Price: \$ 659,000
Lease (psf incl tax):
Tax (psf): \$ 7.09

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

IN CONTRACT

Contact:

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(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
Office size:
Acres:

Comments:

Office/Retail
2 Story

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

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

User/Investor

Contact:

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



**356 Commack Rd
Deer Park, NY 11729**

Property type: Retail

Available Size: 5,565
Office size: 2,465
Acres: 0.32

Sale Price: \$ 995,000
Lease (psf incl tax):
Tax (psf): \$ 3.43

Comments:

Leased to Hounds Town until Jan 2027
Newly Renovated
New HVAC
7% Cap Rate
Located just south of Tanger Outlets

Heat: Gas
Clear Ht: 12'
Power (amps): 600
Docks: 0
Drive-Ins: 3
Sewers: No
Parking:

INVESTMENT

Contact:

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



**900 Wheeler Rd
Hauppauge, NY 11788**

Property type: Retail

Available Size: 1,075
Office size:
Acres: 3.80

Sale Price:
Lease (psf incl tax): \$ 28.50
Tax (psf):

Comments:

Store #6 - 1,075 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: 12,474
Office size: 4,000
Acres: 0.53

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

Comments:

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

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

Contact:

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



REALTY SERVICES LLC

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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



REALTY SERVICES LLC

Exclusive Listings Report November 2018



450 E John St (aka 450-460 E John St)
Lindenhurst, NY 11757
Property type: Special

Available Size: 2,850
Office size:
Acres: 0.82

Sale Price: \$ 724,900
Lease (psf incl tax):
Tax (psf):

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

Comments:

Taxes: Exempt
Connected to Sewers, Full A/C
±127 Seat Capacity Rectory
Zoned Residential B but
c/o'd Worship Hall

Contact:

Jeremy Hackett/Rick Falco
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REALTY SERVICES LLC

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Exclusive Listings Report November 2018

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