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## Exclusive Listings Report July 2018

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**INDUSTRIAL**

| Page# | City          | Address                     | Size   | Acres | Changes                                  |
|-------|---------------|-----------------------------|--------|-------|--|
| 2     | Amityville    | 25 DeForest St              | 10,000 | 0.50  |  |
| 2     | Bay Shore     | 2 Cherry St                 | 5,220  | 0.25  |  |
| 2     | Bay Shore     | 45 Sweeneydale Ave          | 8,250  | 1.40  | Cross-Dock Terminal - 25 Doors Available |
| 3     | Bellport      | 4 Pinehurst Dr              | 15,000 | 3.03  | Back On The Market                       |
| 3     | Bethpage      | 271 Central Ave             | 4,600  | 0.12  |  |
| 3     | Bohemia       | 1605 Sycamore Ave           | 3,100  |       |  |
| 4     | Bohemia       | 1605 Sycamore Ave C2        | 1,800  |       |  |
| 4     | Bohemia       | 1605 Sycamore Ave D         | 4,200  |       | Can be combined with .33 acres           |
| 4     | Bohemia       | N/S Davinci Dr W/O Johnson  |        | 2.00  | BUILD TO SUIT                            |
| 5     | Central Islip | 135 Brightside Ave          | 4,800  | 0.23  | SOLD                                     |
| 5     | Central Islip | 69 Brightside Ave           | 1,200  | 0.53  |  |
| 5     | Copiague      | 610 Oak St                  | 3,904  | 0.20  | BUSINESS INCLUDED                        |
| 6     | Deer Park     | 40 Burt Dr Suite 4          | 3,600  |       | SOLD                                     |
| 6     | Deer Park     | 40 Burt Dr Suite 6          | 3,630  |       |  |
| 6     | Deer Park     | 697 Acorn St Units C        | 3,000  |       | PRICE REDUCED                            |
| 7     | Elmont        | 1325 M St                   | 17,400 | 0.32  | AVAILABLE IMMEDIATELY                    |
| 7     | Farmingdale   | 19-21 Potter & 20 Murray St | 14,517 | 0.50  | IN CONTRACT                              |
| 7     | Farmingdale   | 92 Central Ave              | 20,000 |       | Sublease                                 |
| 8     | Farmingdale   | 92 Central Ave              | 12,500 |       | Sublease                                 |
| 8     | Farmingdale   | 92 Central Ave              | 10,875 |       | Sublease - Warehouse Only                |
| 8     | Freeport      | 53 Hanse Ave                | 8,035  | 0.36  |  |
| 9     | Hauppauge     | 123 Marcus Blvd             | 20,000 | 1.12  | NEW LISTING                              |
| 9     | Hauppauge     | 165 Oser Ave                |        | 5.75  |  |
| 9     | Hauppauge     | 45 Hoffman Ave              | 15,000 | 0.92  | IN CONTRACT                              |
| 10    | Hempstead     | 52 Chasner St               | 4,410  | 0.16  | IN CONTRACT                              |
| 10    | Hicksville    | 100 Frank Rd                | 20,000 | 1.90  |  |
| 10    | Holbrook      | Peachtree Ct                |        | 4.00  | BUILD TO SUIT or LAND SALE               |
| 11    | Lindenhurst   | 425 E John St               | 9,467  | 0.72  | IN CONTRACT                              |
| 11    | Lindenhurst   | 920 Wellwood Ave            | 12,474 | 0.53  |  |
| 11    | Lynbrook      | 15 Langdon Pl               | 3,732  |       |  |

**INDUSTRIAL (cont.)**

| Page# | City         | Address                     | Size   | Acres | Changes                                 |
|-------|--------------|-----------------------------|--------|-------|---|
| 12    | Medford      | 2965 Horseblock Rd          | 6,000  | 2.00  |   |
| 12    | Medford      | 7 Commercial Blvd           | 11,264 |       |   |
| 12    | Medford      | 9 Commercial Blvd           | 12,046 | 1.35  |   |
| 13    | Mineola      | 166 Herricks Rd             | 3,600  | 0.17  |   |
| 13    | Ronkonkoma   | 110 Remington Blvd          | 10,000 | 0.82  | <b>IN CONTRACT</b>                      |
| 13    | Ronkonkoma   | 700 Union Pkwy Unit 5       | 4,000  |       | <b>LEASE POSSIBLE</b>                   |
| 14    | Ronkonkoma   | 700 Union Pkwy Unit 5-6-7   | 13,600 |       | <b>LEASE POSSIBLE</b>                   |
| 14    | Ronkonkoma   | 700 Union Pkwy Unit 5-6-7-8 | 18,750 |       | <b>LEASE POSSIBLE</b>                   |
| 14    | Ronkonkoma   | 700 Union Pkwy Unit 6-7     | 9,600  |       | <b>LEASE POSSIBLE</b>                   |
| 15    | Ronkonkoma   | 700 Union Pkwy Unit 6-7-8   | 14,750 |       | <b>LEASE POSSIBLE</b>                   |
| 15    | Ronkonkoma   | 700 Union Pkwy Unit 8       | 5,150  | 0.00  | <b>LEASE POSSIBLE</b>                   |
| 15    | Ronkonkoma   | E/S Remington Blvd          |        | 3.90  | <b>BUILD TO SUIT</b>                    |
| 16    | Ronkonkoma   | Fleetwood Ct                |        | 1.40  | <b>BUILD TO SUIT</b>                    |
| 16    | Ronkonkoma   | Fleetwood Ct                |        | 3.00  | <b>BUILD TO SUIT</b>                    |
| 16    | Uniondale    | 395 Westbury Blvd           | 36,312 | 1.34  |   |
| 17    | West Babylon | 127 Dale St                 | 22,500 | 3.70  | <b>Occupancy Arranged</b>               |
| 17    | West Babylon | 35-45 Kean St               | 20,419 | 0.87  | <b>CO'd Adult Entertainment</b>         |
| 17    | West Babylon | 87 Eads St                  | 6,322  | 0.90  |   |
| 18    | Westbury     | 112 Magnolia Ave            | 5,000  | 0.23  |   |
| 18    | Yaphank      | 100 Bellport Ave            | 15,000 |       | <b>NEW LISTING *Divides to 7,500 sf</b> |
| 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  | <b>Industrial Land</b>                      |
| 19    | Bohemia   | 1605 Sycamore Ave (Yard)                  |      | 0.33  | <b>Can combine with 4,200sf Unit</b>        |
| 19    | Calverton | Burman Blvd & David Ct N/E/C              |      | 5.05  |   |
| 20    | Calverton | Scott Ave & Burman Blvd N/W/C             |      | 26.60 |   |
| 20    | Medford   | Bellport Station Rd & Horseblock Rd S/W/C |      | 1.35  | <b>Signed Lease - waiting for approvals</b> |
| 20    | Medford   | N Service Rd                              |      | 7.33  | <b>IN CONTRACT</b>                          |
| 21    | Medford   | S Service Rd                              |      | 5.20  |   |

**OFFICE**

| Page# | City       | Address                       | Size   | Acres | Changes                |
|-------|------------|-------------------------------|--------|-------|------------------------|
| 22    | Bohemia    | 1268-1276 Smithtown Ave       | 7,510  |       | User/Investor          |
| 22    | Bohemia    | 1268-1276 Smithtown Ave       | 3,392  |       |                        |
| 22    | Calverton  | 221 David Ct                  | 37,000 | 14.00 | Divisible              |
| 23    | Commack    | 55 Mall Dr                    | 10,500 |       |                        |
| 23    | Freeport   | 114 Church St                 | 3,960  |       |                        |
| 23    | Great Neck | 320 Northern Blvd             | 2,739  | 0.50  |                        |
| 24    | Hauppauge  | 110 Marcus Blvd & 35 Arkay Dr | 7,700  |       |                        |
| 24    | Hauppauge  | 145 Marcus Blvd               | 5,700  | 2.50  | NEW LISTING (Sublease) |
| 24    | Hauppauge  | 165 Oser Ave                  | 17,213 | 5.75  |                        |
| 25    | Hauppauge  | 175 Engineers Rd              | 3,575  |       |                        |
| 25    | Hauppauge  | 295 Oser Ave                  | 1,400  |       |                        |
| 25    | Hauppauge  | 900 Wheeler Rd                | 3,243  | 3.80  |                        |
| 26    | Smithtown  | 319 E Main St                 | 1,560  |       |                        |

**RETAIL**

| Page# | City        | Address                 | Size   | Acres | Changes       |
|-------|-------------|-------------------------|--------|-------|---------------|
| 27    | Bethpage    | 271 Central Ave         | 4,600  | 0.12  |               |
| 27    | Bohemia     | 1268-1276 Smithtown Ave | 7,510  |       | User/Investor |
| 27    | Hauppauge   | 900 Wheeler Rd          | 3,525  | 3.80  |               |
| 28    | Lindenhurst | 920 Wellwood Ave        | 12,474 | 0.53  |               |
| 28    | Ronkonkoma  | 25 Railroad Ave         | 900    |       |               |

**RETAIL INVESTMENT**

| Page# | City      | Address        | Size  | Acres | Changes                  |
|-------|-----------|----------------|-------|-------|--------------------------|
| 29    | Deer Park | 356 Commack Rd | 5,565 | 0.32  | NEW LISTING - INVESTMENT |



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



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

Property type: **Industrial**

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

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

**Comments:**

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

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

**Contact:**

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



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

Property type: **Industrial**

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

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

**Comments:**

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

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

**Cross-Dock Terminal**  
**25 Doors Available**

**Contact:**

Mark Timpone  
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[mark@metrorealtyservices.com](mailto:mark@metrorealtyservices.com)



**4 Pinehurst Dr  
Bellport, NY 11713**

**Property type: Industrial**

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

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

**Back On The Market**

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



**271 Central Ave  
Bethpage, NY 11714**

**Property type: Industrial**

|                 |       |                       |            |               |     |
|-----------------|-------|-----------------------|------------|---------------|-----|
| Available Size: | 4,600 | Sale Price:           | \$ 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

**Contact:**  
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[mort@metrorealtyservices.com](mailto: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  
 Can combine with 1,800 sf

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

Property type: Industrial

Available Size: 1,800  
Office size: 0  
Acres:

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

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

**Comments:**

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

**Contact:**

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

**Comments:**

Lease: \$3,500 / mo (Can be combined with 1800 sf)  
1/3 Yard Space Also Available @ \$2000/month  
Office & bathrooms renovated to suit  
Yard delivered completely fenced. If tenant rents yard & building they will have sole access.  
Avail 1/1/19

Can be combined w/ .33 acres

**Contact:**

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

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

**Comments:**

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

**BUILD TO SUIT**

**Contact:**

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



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

**Property type: Industrial**

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

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

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

**SOLD**

**Comments:**

2 Street Loading  
1,200 sf mezzanine storage area not incl in sf  
Lot recently sealed  
Roof & HVAC (New 2013)  
8 camera security system  
Immediate Occupancy

**Contact:**

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



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

**Property type: Industrial**

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

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

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

**Contact:**

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

**Comments:**

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



**610 Oak St  
Copiague, NY 11726**

**Property type: Industrial**

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

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

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

**BUSINESS INCLUDED**

**Comments:**

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

**Contact:**

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





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

**Property type: Industrial**

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

**Comments:**

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

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

**SOLD**

**Contact:**

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



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

**Property type: Industrial**

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

**Comments:**

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

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

**Contact:**

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



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

**Property type: Industrial**

Available Size: 3,000      Sale Price:  
Office size: 450      Lease (psf incl tax): See Comments  
Acres:      Tax (psf):

**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

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

**PRICE REDUCED**

**Contact:**

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



**1325 M St  
Elmont, NY 11003**

**Property type: Industrial**

Available Size: 17,400  
Office size: 2,000  
Acres: 0.32

Sale Price: \$ 2,500,000  
Lease (psf incl tax):  
Tax (psf): \$ 2.43

Heat: Oil  
Clear Ht: 12'-14'  
Power (amps): 400  
Docks: 1  
Drive-Ins: 1  
Sewers:  
Parking: 18

**AVAILABLE IMMEDIATELY**

**Comments:**

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

**Contact:**

Andy Blumenthal/Mark Timpone  
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[mark@metrorealtyservices.com](mailto:mark@metrorealtyservices.com)



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

**Property type: Industrial**

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

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

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

**IN CONTRACT**

**Comments:**

Taxes \$60,160.22  
5 Units (4 Ind / 1 Residential)  
2,044 sf free standing building has 2 yr lease,  
all others are month-to-month  
Current Income = \$130,908

**Contact:**

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



**92 Central Ave  
Farmingdale, NY 11735**

**Property type: Industrial**

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

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

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

**Sublease**

**Comments:**

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

**Contact:**

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



**92 Central Ave  
Farmingdale, NY 11735**

**Property type: Industrial**

Available Size: 12,500      Sale Price:  
Office size: 4,000      Lease (psf incl tax): \$ 11.25  
Acres:      Tax (psf):

**Comments:**

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

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

**Sublease**

**Contact:**

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



**92 Central Ave  
Farmingdale, NY 11735**

**Property type: Industrial**

Available Size: 10,875      Sale Price:  
Office size: 0      Lease (psf incl tax): \$ 10.50  
Acres:      Tax (psf):

**Comments:**

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

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

**Sublease  
Warehouse Only**

**Contact:**

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



**53 Hanse Ave  
Freeport, NY 11520**

**Property type: Industrial**

Available Size: 8,035      Sale Price: \$ 1,950,000  
Office size: 2,315      Lease (psf incl tax):  
Acres: 0.36      Tax (psf): \$ 6.84

**Comments:**

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

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

**Contact:**

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



**123 Marcus Blvd  
Hauppauge, NY 11788**

**Property type: Industrial**

Available Size: 20,000      Sale Price:  
Office size: 3,000      Lease (psf incl tax): \$ 9.75  
Acres: 1.12      Tax (psf): See Comments

**Comments:**

Can only be shown Wed 12-4pm & Fri 9am-12:30pm  
Future purchase rights considered  
Bldg demised at 15,000 & 5,000 sf  
separate entrances, loading, meters, etc.  
Full A/C in 5,000 sf section  
LED lighting throughout warehouse area

Heat: Gas  
Clear Ht: 15'  
Power (amps): 1600  
Docks: 2  
Drive-Ins: 2  
Sewers:  
Parking: 0

**NEW LISTING**

**Contact:**

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



**165 Oser Ave  
Hauppauge, NY 11788**

**Property type: Industrial**

Available Size:      Sale Price: \$ 7,999,000  
Office size:      Lease (psf incl tax):  
Acres: 5.75      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](mailto:andy@metrorealtyservices.com);  
[doug@metrorealtyservices.com](mailto:doug@metrorealtyservices.com)



**45 Hoffman Ave  
Hauppauge, NY 11788**

**Property type: Industrial**

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

**Comments:**

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

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

**IN CONTRACT**

**Contact:**

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



**52 Chasner St  
Hempstead, NY 11550**

**Property type: Industrial**

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

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

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

**IN CONTRACT**

**Comments:**

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

**Contact:**

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



**100 Frank Rd  
Hicksville, NY 11801**

**Property type: Industrial**

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

Sale Price: \$ 3,900,000  
Lease (psf incl tax):  
Tax (psf): \$ 4.49

Heat: Gas/Was  
Clear Ht: 12'/22'  
Power (amps): 1600  
Docks: 0  
Drive-Ins: 8  
Sewers: Y  
Parking:

**Contact:**

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

**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



**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:

**BUILD TO SUIT or LAND SALE**

**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

**Contact:**

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



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

**Property type: Industrial**

Available Size: 9,467  
Office size: 947  
Acres: 0.72

Sale Price: \$ 1,250,000  
Lease (psf incl tax):  
Tax (psf): \$ 2.93

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

**IN CONTRACT**

**Contact:**

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

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

**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



**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:

**Contact:**

Rick Falco  
(631) 770-0700 x6352

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

**Comments:**

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



**15 Langdon Pl  
Lynbrook, NY 11563**

**Property type: Industrial**

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

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

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

**Contact:**

Andy Blumenthal  
(631) 770-0700 x6363

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

**Comments:**

Clear span  
Just off Sunrise Hwy  
Motorized door  
New warehouse lighting



**2965 Horseblock Rd  
Medford, NY 11763**

Property type: **Industrial**

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

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

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

**Comments:**

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

**Contact:**

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



**7 Commercial Blvd  
Medford, NY 11763**

Property type: **Industrial**

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

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

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

**Comments:**

**Contact:**

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



**9 Commercial Blvd  
Medford, NY 11763**

Property type: **Industrial**

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

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

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

**Comments:**

**Contact:**

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



**166 Herricks Rd  
Mineola, NY 11501**

**Property type: Industrial**

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

**Comments:**

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

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

**Contact:**

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



**110 Remington Blvd  
Ronkonkoma, NY 11779**

**Property type: Industrial**

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

**Comments:**

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

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

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

**IN CONTRACT**

**Contact:**

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



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

**Property type: Industrial**

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

**Comments:**

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

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

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

**LEASE POSSIBLE**

**Contact:**

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





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

**Property type: Industrial**

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

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

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

**LEASE POSSIBLE**

**Comments:**

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

**Contact:**

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



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

**Property type: Industrial**

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

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

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

**LEASE POSSIBLE**

**Comments:**

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

**Contact:**

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



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

**Property type: Industrial**

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

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

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

**LEASE POSSIBLE**

**Comments:**

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

**Contact:**

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



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

Property type: **Industrial**

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

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

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

**LEASE POSSIBLE**

**Comments:**

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

**Contact:**

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



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

Property type: **Industrial**

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

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

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

**LEASE POSSIBLE**

**Comments:**

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

**Contact:**

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



**E/S Remington Blvd  
Ronkonkoma, NY 11779**

Property type: **Industrial**

Available Size:  
Office size:  
Acres: 3.90

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

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

**BUILD TO SUIT**

**Comments:**

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

**Contact:**

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



REALTY SERVICES LLC

Exclusive Listings Report July 2018



Fleetwood Ct  
Ronkonkoma, NY 11779

Property type: Industrial

Available Size:  
Office size:  
Acres: 1.40

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

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

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

**BUILD TO SUIT**

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



Fleetwood Ct  
Ronkonkoma, NY 11779

Property type: Industrial

Available Size:  
Office size:  
Acres: 3.00

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

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

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

**BUILD TO SUIT**

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



395 Westbury Blvd  
Uniondale, NY 11553

Property type: Industrial

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

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

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

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

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



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

**Property type: Industrial**

Available Size: 22,500  
Office size: 2,500  
Acres: 3.70

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

**Comments:**

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

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

**Occupancy Arranged**

**Contact:**

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



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

**Property type: Industrial**

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

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

**Comments:**

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

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

**CO'd Adult Entertainment**

**Contact:**

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



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

**Property type: Industrial**

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

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

**Comments:**

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

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

**Contact:**

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



**112 Magnolia Ave  
Westbury, NY 11590**

**Property type: Industrial**

|                 |       |                       |              |               |     |
|-----------------|-------|-----------------------|--------------|---------------|-----|
| Available Size: | 5,000 | Sale Price:           | \$ 1,295,000 | Heat:         | Oil |
| Office size:    | 1,000 | Lease (psf incl tax): | See Comments | Clear Ht:     | 12' |
| Acres:          | 0.23  | Tax (psf):            | \$ 5.71      | Power (amps): | 600 |

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

Docks: 0  
Drive-Ins: 1  
Sewers: Y  
Parking:

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



**100 Bellport Ave  
Yaphank, NY 11980**

**Property type: Industrial**

|                 |        |                       |              |               |     |
|-----------------|--------|-----------------------|--------------|---------------|-----|
| Available Size: | 15,000 | Sale Price:           | N/A          | Heat:         | Gas |
| Office size:    | 0      | Lease (psf incl tax): | \$ 9.60      | Clear Ht:     | 24' |
| Acres:          |        | Tax (psf):            | See Comments | Power (amps): | 400 |

**Comments:**  
#1-7,500 sf w/ 10% office 1 Drive-in  
#2-7,500 sf w/ No Office & 2 Docks  
Space #1 has Overhead Crane  
No Columns

Docks: 2  
Drive-Ins: 1  
Sewers:  
Parking: 0

**NEW LISTING**  
**\*Divides to 7,500 sf**

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



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

Available Size:  
 Office size:  
 Acres: 0.33

**Comments:**  
 Lease: \$2000/month

Sale Price:  
 Lease (psf incl tax): 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](mailto:jeremy@metrorealtyservices.com)



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

Available Size:  
 Office size:  
 Acres: 5.05

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

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

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

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



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

Property type: Land

Available Size: See Comments  
Office size: See Comments  
Acres: 26.60 Tax (psf): See Comments

**Comments:**

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

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

**Contact:**

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



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

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

**Comments:**

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

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

**Signed Lease - waiting for approvals**

**Contact:**

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



**N Service Rd**  
Medford, NY 11763

Property type: Land

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

**Comments:**

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

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

**IN CONTRACT**

**Contact:**

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



**S Service Rd  
Medford, NY 11763**

**Property type: Land**

Available Size:

Office size:

Acres: 5.20

Sale Price:

Lease (psf incl tax):

Tax (psf):

\$ 2,080,000

See Comments

Heat:

Clear Ht:

Power (amps):

Docks:

Drive-Ins:

Sewers:

Parking:

**Comments:**

300' ± Frontage on S Service Rd

**Contact:**

Jeremy Hackett

(631) 770-0700 x6359

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





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

Property type: Office

Available Size: 7,510  
Office size:  
Acres:

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

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

**User/Investor**

**Comments:**

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

**Contact:**

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



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

Property type: Office

Available Size: 3,392  
Office size:  
Acres:

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

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

**Comments:**

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

**Contact:**

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



**221 David Ct  
Calverton, NY 11933**

Property type: Office

Available Size: 37,000  
Office size: 42,500  
Acres: 14.00

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

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

**Divisible**

**Comments:**

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

**Contact:**

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



**55 Mall Dr  
Commack, NY 11725**

**Property type: Office**

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

**Comments:**

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

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

**Contact:**

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



**114 Church St  
Freeport, NY 11520**

**Property type: Office**

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

**Comments:**

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

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

**Contact:**

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



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

**Property type: Office**

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

**Comments:**

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

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

**Contact:**

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



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

Property type: Office

Available Size: 7,700  
Office size:  
Acres:

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:**  
Joel Gersten/Mort Glick  
(631) 770-0700 x6353/6356  
[joel@metrorealtyservices.com](mailto:joel@metrorealtyservices.com);  
[mort@metrorealtyservices.com](mailto: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): \$ 17.25  
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 electr  
Can be delivered fully furnished  
Sub-lease through 9/30/22, longer possible

**NEW LISTING**

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



**165 Oser Ave  
Hauppauge, NY 11788**

Property type: Office

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

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

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

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



**175 Engineers Rd  
Hauppauge, NY 11788**

**Property type: Office**

Available Size: 3,575  
Office size:  
Acres:

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

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

**Comments:**

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

**Contact:**

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



**295 Oser Ave  
Hauppauge, NY 11788**

**Property type: Office**

Available Size: 1,400  
Office size:  
Acres:

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

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

**Comments:**

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

**Contact:**

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



**900 Wheeler Rd  
Hauppauge, NY 11788**

**Property type: Office**

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

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

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

**Comments:**

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

**Contact:**

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



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

**Property type: Office**

Available Size: 1,560  
Office size:  
Acres:

Sale Price: \$ 399,000  
Lease (psf incl tax):  
Tax (psf): \$ 7.19

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

**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

**Contact:**

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



**271 Central Ave  
Bethpage, NY 11714**

Property type: **Retail**

Available Size: 4,600      Sale Price: \$ 659,000  
Office size: 1,500      Lease (psf incl tax):  
Acres: 0.12      Tax (psf): \$ 7.09

**Comments:**

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

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

**Contact:**

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

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



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

Property type: **Retail**

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

**Comments:**

Office/Retail  
2 Story

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

**User/Investor**

**Contact:**

Nick Romano  
(631) 770-0700 x6362

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



**900 Wheeler Rd  
Hauppauge, NY 11788**

Property type: **Retail**

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

**Comments:**

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

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

**Contact:**

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

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



REALTY SERVICES LLC

Exclusive Listings Report July 2018



920 Wellwood Ave  
Lindenhurst, NY 11757

Property type: Retail

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

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

**Comments:**

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

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

**Contact:**

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



25 Railroad Ave  
Ronkonkoma, NY 11779

Property type: Retail

Available Size: 900  
Office size:  
Acres:

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

**Comments:**

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

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

**Contact:**

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



REALTY SERVICES LLC

Exclusive Listings Report July 2018



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

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

NEW LISTING  
INVESTMENT

Contact:

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

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

Comments:

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





Contacts

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