

Exclusive Listings June 2019





Founded in 1972

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NASSAU

LOCATION

AVAILABLE

COMMENTS

266-268 East Meadow Ave, East Meadow	1,800 /900	Flex/Office/Retail	ONLY 1 UNIT REMAINING
27A West Merrick Rd, Freeport	1,060	Retail	
254 Pettit Ave, Bellmore	1,800	Office	
10 Harbor Park Dr, Port Washington	2,700	Office	
115-117 S Main St & Merrick Rd Freeport	3,320	Retail/Whse	NEW LISTING
70 S. Main St, Freeport	5,000	Investment	
75 Rocklyn Ave, AKA 46 Hutcheson, Lynbrook	5,200	Industrial	
235 Sunrise Hwy, Merrick/ 1925 Bellmore, Bellmore	2,400/5,000	Investment	
75 Hanse Ave, Freeport	6,440	Industrial	
65 Roosevelt Ave, Valley Stream	7,347/1,200	Medical/Office	UNREASONABLE OFFERS CONSIDERED
56-58 W. Merrick Rd, Freeport	17,000	Retail/Office/Whse	
27 Seaview Blvd, Port Washington	19,369	Industrial	
3000 Lawson Blvd, Oceanside	23,332	Industrial/Retail/Wholesale	
30 Seaview Blvd, Port Washington	34,966	Industrial	
57 Seaview Blvd, Port Washington	92,785/130,853	Industrial/Office	FOR SALE/LEASE - NOW DIVISIBLE



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SUFFOLK

<u>LOCATION</u>	<u>SIZE</u>	<u>COMMENTS</u>	
40 Rabro Dr, Hauppauge	2,700	Office	NEW LISTING-LOW RENT
1393 Veterans Memorial Hwy Hauppauge	4,250	Office	
200 Broadhollow Rd, Melville	69,000 Total Bldg Size	Office	FULLY LEASED

SUFFOLK LAND

<u>LOCATION</u>	<u>SIZE</u>	<u>COMMENTS</u>	
Brookhaven Technology Center, Shirley	3.03 ac	Land	BACK ON MARKET

EXCLUSIVE REPORT – JUNE 2019

Nassau



East Meadow, 266-268 East Meadow Ave – Flex/Office/Retail

Available Sq. Ft.: 900 sq. ft. with lower level storage (1,800 sq.ft.at 266 East Meadow Ave leased)
Lease Price: \$2,000 per month Gross
Available: Immediately
Comments: Corner property with main road frontage, 2,700 SF +/- total building size, ample parking on site plus street, main road exposure with signage opportunity, 1,800 sq. ft. at 266 East Meadow Ave leased to dance school

Broker: Steve Epstein



Freeport, 27A West Merrick Rd – Retail

Available Sq. Ft.: 1,060 sq. ft. +/- building on 2,139 sq. ft. +/- lot
Sale Price: \$399,000
Taxes: \$11,039
Available: Immediately
Comments: Located in the heart of the Freeport Downtown Business District, 2 parking spaces on site, plus ample parking available at adjacent municipal lot, gas heat, 20' frontage, huge visibility on Merrick Road, 25,000 cars daily traffic count. Area tenants include: VIM Store, Rainbow Shop, Burger King, McDonald's, Walgreens, Chase Bank, Bank of America, BMW, Jaguar, Land Rover, Cadillac, & Chevrolet

Broker: Steve Epstein



Bellmore, 254 Pettit Ave – Office

Available Sq. Ft.: 1,800 sq. ft. +/- 1 ½ story office building, plus 1,200 sq. ft. storage basement

- 1st floor – 1,200 +/- SF offices
- 2nd floor – 600 +/- SF offices
- Lower Level – 1,200 +/- SF storage

Sale Price: \$788,000

Taxes: \$25,356

Available: Immediately

Comments: Gas heat, full HVAC, located across from the LIRR, parking for 7 cars on-site plus ample municipal parking, zoned Business, ideally located at LIRR

Broker: [Steve Epstein](#)



Port Washington, 10 Harbor Park Dr – Office

Available Sq. Ft.: 1 suite available

- 2,700 SF – 1st Floor

Lease Price: \$25.00 PSF + \$3.50 PSF electric)

Comments: Excellent office space, 4 to 1 parking ration, private bathroom, sprinklered, immediate occupancy

Broker: [Ray Finkelstein](#)



NEW LISTING

Freeport, 115-117 South Main St & Merrick Rd – Retail/Whse Garage

Available Sq. Ft.: 2 buildings totaling 3,320 sq.ft. on 8,066 sq. ft. lot

- Bldg #1: 115-117 S Main St – 1,752 SF one story retail with 2 stores, plus full basement; Taxes \$16,153
- Bldg #2: Merrick Rd – 1,568 SF warehouse garage building on slab, 14' height, 5 DI, parking on site-plus street; Taxes \$10,765

Sale Price: \$888,000

Taxes: \$26,918

Available: Immediately

Comments: Traffic count 25,000 cars daily; Neighboring Tenants: The Home Depot, Walgreens, Rainbow & VIM Stores, Chevrolet, Jaguar, and Land Rover; close proximity to LIRR & major roadways including Sunrise Hwy & Meadowbrook Pkwy.

Broker: [Steve Epstein](#)



Freeport, 70 S. Main St – Investment

Available Sq. Ft.: 5,000 sq. ft. – 1st floor condo space – fully rented (AAA credit tenant)
 Sale Price: \$1,250,000
 Taxes & CAM: \$57,000
 Total Income: \$127,000
 NOI: \$70,000
 Cap Rate: 5.6%
 Comments: High ceilings and three walls of windows, leased through May 2021 to Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints, a Utah Corp., paved walkway from municipal parking lot in rear to Main Street, abundant parking, walking distance to LIRR, located between Sunrise Hwy & Merrick Rd. Prime State-Of-The-Art new construction

Broker: [Steve Epstein](#)



Lynbrook, 75 Rocklyn Ave (AKA 46 Hutcheson Pl) – Industrial

Available Sq. Ft.: 5,200 sq. ft. +/- building on a 7,900 sq. ft. +/- lot
 Lease Price: \$18.00 per sq. ft. Gross
 Sale Price: \$1,136,000
 Taxes: \$26,662
 Available: Immediately
 Comments: 20% office, 15' ceiling height, 3 DI (access on Hutcheson Pl), gas heat, (3) 200 AMP electrical services with separate meters, can easily divide for multi-tenants, parking on site (front & rear) plus street, connected to sewers, zoned Industrial, easy access via Sunrise Highway to New York City & JFK Airport

Broker: [Steve Epstein](#)



Merrick, 235 Sunrise Hwy – Investment Bellmore, 1925 Bellmore Ave

Available Sq. Ft.: Two (2) single tenant AT&T stores 2,400 SF / 5,000 SF
 Sale Price: ~~\$2,400,000~~ Now \$1,900,000
 Net Income: \$144,471
 Total Income: Combined five years Net Income starting January 1, 2019 = \$797,293
 CAP Rate: 7.6
 5-year Blended CAP Rate = 8.4%

Comments: Absolute NNN Lease with Zero Management Responsibilities, two (2) single tenant Net leased AT&T Stores with 5 years remaining on lease term with rare 5% annual rent escalations. Corporately guaranteed by Prime Communications L.P., Investment Grade Tenant. Both properties leased thru Dec 31, 2023 to Prime Communications L.P. (www.primecomms.com), Prime Communications L.P. purchased Spring Mobile with 1,289 AT&T wireless stores on January 16, 2019 for \$700 Million. Combined, Prime Communications is now AT&T's largest privately held authorized retailer in the U.S. with nearly 2,000 locations. Currently in 6th year of 10-year leases, tenant pays/reimburses for all operating expenses, insurance & property taxes.

Broker: **Steve Epstein**



Freeport, 75 Hanse Ave – Industrial

Available Sq. Ft.: 6,440 sq. ft. +/- building consisting of:
 1st floor – 5,014 +/- SF warehouse; 2nd floor – 1,426 SF +/- offices
 Lot Size: 6,752 SF +/-

Sale Price: \$988,000
 Taxes: \$31,506
 Comments: 16' ceiling height, 2 drive-in doors, ample electric power, gas heat, sewer, parking on-site plus street, first time offered

Broker: **Steve Epstein**



UNREASONABLE OFFERS CONSIDERED

Valley Stream, 65 Roosevelt Ave – Medical/Office

Available Sq. Ft.: 7,347 sq. ft. Sublease until 06/30/2020
 Sublease Price: All offers considered
 Available: Possession immediate
 Comments: Double corner unit; Includes: 10 exam rooms, 2 dilation rooms; testing, research and support offices; waiting room accommodates 24; break room, 2 bathrooms; excellent on-site parking; 27,360 SF building, 4 blocks from Valley Stream LIRR

Broker: [Bill Yorio](#)



Freeport, 56-58 W. Merrick Rd – Retail/Office/Warehouse

Available Sq. Ft.: 17,000 sq. ft. – two story
 Sale Price: \$1,988,000
 Taxes: \$66,886 (\$3.93 per sq. ft.)
 Comments: Two story building, 1st floor – 10,000 sf @\$15/sf net, 2nd floor – 7,000 sf @\$10'net, located in heart of business district, 25,000 cars per day traffic count, large municipal parking at rear of bldg, gas heat, ample electric power, 1 drive-in door, available immediately, ideal mixed use/residential, zoning Business B


Broker: [Steve Epstein](#)



Port Washington, 27 Seaview Blvd – Industrial

Available Sq. Ft.: 19,369 sq. ft. Sublease until 07/31/2020
 Sublease Price: Call for pricing
 Available: Summer of 2019
 Comments: 15% A/C offices, 18' under steel, 1 DI, 2 TB, heavy power, 40 car parking

Broker: [Ray Finkelstein](#)

	<p>Oceanside, 3000 Lawson Blvd – Industrial/Retail/Wholesale</p> <p>Available Sq. Ft.: 23,332 sq. ft. +/- building on 47,212 sq. ft. lot Sale Price: \$2,999,000 Lease Price: TBD Comments: 600 feet +/- frontage on Lawson Blvd, 14-28' height, fully sprinklered, parking 40 cars on site, located across from PC Richards Appliance store & next to New PETS MART – Costco now open, ideal for redevelopment-wholesale/retail outlet, adjacent to railroad, connected to sewers, zoned light manufacturing, walking distance to LIRR train station, close proximity to new Residential Community developed by Beechwood Organization. Pricing flexible for ALL CASH, QUICK CLOSE SALE.</p> <p>Broker: Steve Epstein</p>
	<p>Port Washington, 30 Seaview Blvd – Industrial</p> <p>Available Sq. Ft.: 34,966 sq. ft. Lease Price: \$12.00 PSF N Taxes: \$4.41 PSF Available: Summer of 2019 Comments: 34,966 SF building, 10% A/C offices, 18' under steel, 6 DI, 4 TB, 1,600 amps power</p> <p>Broker: Ray Finkelstein</p>



**FOR SALE/LEASE
NOW DIVISIBLE**

Port Washington, 57 Seaview Blvd – Industrial/Office

Available Sq. Ft.: **Option 1: 130,853 sq. ft. +/- building on 4.7 +/- acres**

- 1,097 SF lobby
- 7,768 SF cafeteria and dining
- 38,068 SF 2nd floor offices
- 83,920 SF warehouse
- Lease Price: \$11.50 PSF Net

Option 2: 92,785 sq. ft. +/- First floor

- 5-10% offices
- Lease Price: \$11.00 PSF Net

Sale Price: \$25,500,000

Taxes: \$655,048.63 (\$5.00 PSF)

Comments: ESFR sprinkler system, 1,600 amp service, back-up generator, solar panels on roof, LED lighting, 187 car parking, 27' under steel, 8 loading docks, 3 drive-in doors

Broker: [Ray Finkelstein](#)



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Suffolk



NEW LISTING - LOW RENT

Hauppauge, 40 Rabro Drive – Office

Available Sq. Ft.: 2,700 sq. ft. +/- Sub-Lease – First Floor
 Term: Term flexible up to October 2028
 Lease Price: \$14 per sq. ft., modified gross
 Available: Immediately
 Comments: 47,000 SF total building. Possible warehouse space available up to 3,700 SF
 Broker: Gary J. Schacker, SIOR



Hauppauge, 1393 Veterans Memorial Hwy – Office

Available Sq. Ft.: 4,250 sq. ft. +/- Sub-Lease – First floor
 Term: Through July 31st, 2020, longer term available
 Lease Price: \$23 per sq. ft., full service, plus electric
 Available: Immediately
 Comments: 138,398 SF total building, first floor space, near entrance, Class A building and finish, 5 to 1 parking
 Broker: Gary J. Schacker, SIOR



Prime Strategic Location

FULLY LEASED

Melville, 200 Broadhollow Road – Office

Building Size: 69,000 sq. ft. on 4 Floors

Available Space: FULLY LEASED

Floor	Suite	Area	Asking Rent	Possession

Comments: Located between the Long Island Expressway at Exit 49, and the Northern State Parkway, Exit 40, 200 Broadhollow Road features a prime location on Melville's corporate corridor offering premier tenant services and amenities. Typical floors of 22,000 square feet, distinctive lobby décor with refined wood-grained walls & columns & frosted glass, new computerized building energy management systems, zoned tenant-controlled HVAC and electricity, high speed broadband internet connectivity, 2 passenger elevators, 24 hour/7 day access, health club & fitness center, in the heart of corporate Melville, prime 110 location with first class dining, shopping & hotels nearby

Brokers: [Ray Finkelstein/Steve Epstein](#)



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Suffolk Land

A NEW SEWERAGE TREATMENT PLANT WAS COMPLETED
AND IS OPERATING IN THE INDUSTRIAL PARK

Shirley, Brookhaven Technology Center – Land

Ramsey Road 3.03 acres \$1,060,500 (\$350,000/acre) – Back on market

Broker: [Alan Yaffe](#)



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