

## Exclusive Listings

### November 2020





Founded in 1972

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**NASSAU**

<u>LOCATION</u>	<u>AVAILABLE</u>	<u>COMMENTS</u>
70 S. Main St, Freeport	5,000	Investment
317 South Main Street, Freeport	4,000	Office/Whse
325 South Main Street, Freeport	3,240	Office
Elks Plaza, 185A W. Merrick Rd, Freeport	918	Retail <b>NEW LISTING</b>
11 Glen Cove Rd., Greenvale	3,200	Retail/Office/Flex <b>NEW LISTING</b>
25 Hutcheson Place, Lynbrook	5,800	Industrial/Flex <b>NEW LISTING</b>
4144 Sunrise Hwy, Massapequa	5,548	Flex Building
1 Lansdowne Avenue, Merrick	2,100	Flex Building – Revised Price
1955 Merrick Rd, Merrick	2,000	Office – Revised Price
1955 Merrick Rd, Merrick	1,535	Office – Revised Price
1955 Merrick Rd, Merrick	1,709	Office – Revised Price
3000 Lawson Blvd, Oceanside	23,332	Industrial/Retail/Wholesale
10 Harbor Park Dr, Port Washington	2,700	Office
15 Harbor Park Dr, Port Washington	4,158	Office
57 Seaview Blvd, Port Washington	38,068	Office
57 Seaview Blvd, Port Washington	92,785/130,853	Industrial/Office

**SUFFOLK**

**LOCATION**

**SIZE**

**COMMENTS**

694 Motor Pkwy, Hauppauge

3,128

Office/Medical

**NEW LISTING**

694 Motor Pkwy, Hauppauge

1,200

Retail

**SUFFOLK LAND**

**LOCATION**

**SIZE**

**COMMENTS**

Brookhaven Technology Center, Shirley

3.03 ac


Land

**IN CONTRACT**



## EXCLUSIVE REPORT – October 2020

### Nassau

	<p><b>Freeport, 317 South Main Street – Office/Warehouse</b></p> <p>Available Sq. Ft.: 4,000 sq. ft. offices/warehouse</p> <ul style="list-style-type: none"> <li>• 1<sup>st</sup> floor – 1,000 +/- SF warehouse space, 2,000 +/- SF offices</li> <li>• 2<sup>nd</sup> floor – 1,000 +/- SF office</li> </ul> <p>Lease Price: \$16.95 PSF gross</p> <p>Available: Immediately</p> <p>Comments: 1 loading door, parking on site, within minutes of Freeport LIRR station, ideal for contractor/mechanical trade, boat access available</p> <p><b>Broker:</b> <a href="#">Steve Epstein</a></p>
	<p><b>Freeport, 325 South Main Street – Offices</b></p> <p>Available Sq. Ft.: 3,240 SF office/warehouse</p> <ul style="list-style-type: none"> <li>• 1<sup>st</sup> floor – 1,620 +/- SF (large conference room and open bullpen)</li> <li>• Lower level – 1,620 SF with 9' ceiling height</li> </ul> <p>Lease Price: \$21.00 PSF gross – office space \$12.00 PSF gross – lower level storage</p> <p>Available: Immediately</p> <p>Comments: Highly visible, traffic count: 29,000 vehicles per day, boat access available</p> <p><b>Broker:</b> <a href="#">Steve Epstein</a></p>



### Freeport, 185A W. Merrick Road - Retail

Available Sq. Ft.: 918 SF retail store in Elks Plaza Shopping Center

- Strong tenant base
- Ample parking

Lease Price: \$2,750/Mo.  
Available: Immediately

Comments: Huge retail exposure and traffic count, ideal for medical/professional/fast food business. Elk Plaza Shopping Center tenants include: McDonald's, Bank of America, Eye World Optical, South Shore Medical and Rehab

Broker: [Steve Epstein](#)



### Greenvale, 11 Glen Cove Road- Retail/Office/Flex Building

Available Sq. Ft.: 3,200 +/- SF total building

- 1,367 +/- main floor
- 486 +/- SF 2<sup>nd</sup> floor
- 1,347 +/- SF functional lower level

Lease Price: \$6,500/Mo. modified gross  
Available: Immediately

Comments: High trafficked area 40K + cars per day, opposite prestigious Wheatley Plaza, excellent unique space, fully sprinklered, on-site parking, high ceilings, heavy power

Broker: [Gary J. Schacker, SIOR](#)



### Lynbrook, 25 Hutcheson Place – Industrial/Flex Building

Available Sq. Ft.: 5,800 +/- SF

- 2,500 +/- SF two-story office
- 3,300 +/- SF warehouse

Lease Price: \$16.00 PSF modified gross  
Available: Immediately

Comments: 12,000 +/- SF total building size, 16' ceiling height, drive in loading door, heavy power, fully sprinklered, on-site parking, gas heat, nice presentation

Broker: [Gary J. Schacker, SIOR](#)



### Massapequa, 4144 Sunrise Hwy. – Flex Building

Available Sq. Ft.: 5,548 sq. ft. offices on 4,869 SF lot

- 1<sup>st</sup> floor – 2,774 +/- SF modern offices with 12' ceilings
- Lower level: 2,774 +/- SF storage with 10' ceilings

Sales Price: \$1,400,000  
Taxes: \$48,819  
Lease Price: \$20.00 PSF Net  
Available: Immediately  
Comments: Gas heat, 200 amps service, fully wired telecommunications, both on-site and street parking in front and rear, drive-in door

**Broker:** [Steve Epstein](#)



### Merrick, 1 Lansdowne Avenue – Flex Building

Available Sq. Ft.: 2,100 +/- SF retail/warehouse/office

- 1<sup>st</sup> floor – 2,100 +/- SF plus
- Lower level storage – 1,250 +/- SF

Lease Price: Now \$6,000/Mo. Gross – Reduced Price  
Available: Immediately  
Comments: Huge visibility and traffic count at Sunrise Hwy, full HVAC, gas heat, 8 car parking on site plus ample street parking

**Broker:** [Steve Epstein](#)



## Merrick, 1955 Merrick Road – Medical/Office

Available Sq. Ft.: 2,000 sq. ft. office – Part of 15,000 sq. ft. medical office building – Dental office equipped

- 5 operatories (four with windows)
- Consult room
- Lab
- Reception area
- Private bath
- Parking on site, 1 reserved, plus street
- 24/7 access

Sale Price: Now \$575,000 – Reduced Price

Taxes: \$12,390

CAM: \$17,040

Available: Immediately

Comments: Updated building common areas, including lobby, elevator, bathrooms, and hallways/stairways. Dental equipment includes: VATECH – CB CT Scan (Panoramic Xray & CT Scan), KAVO – Dental Chairs, SCANX – Digital X-rays, cabinetry throughout, suction unit & compressor in basement.

Broker: [Steve Epstein](#)







### Merrick, 1955 Merrick Rd –Medical/Office

Available Sq. Ft.: 1,535 sq. ft. office – Part of 15,000 sq. ft. medical office building – formerly Orthodontist offices

- 3 operatories (can be expanded)
- Consult room
- Lab
- Reception area
- Updated building common areas including: lobby, elevator, bathrooms & hallways/stairways
- Parking on-site, 1 reserved, plus street
- Corner offices with many windows
- Directly across from the GAP shopping center and Camaans Pond
- 24/7 access

Sale Price: \$440,000 – Reduced Price

Lease Price: \$30.00/SF NNN

Taxes: \$9,867

CAM: \$13,392

Available: Immediately

Comments: Can be combined with adjoining unit 204-205 for expanded footprint (1,709' + 1,535' = 3,244 SF)

Broker: [Steve Epstein](#)



### Merrick, 1955 Merrick Rd –Medical/Office

Available Sq. Ft.: 1,709 sq. ft. office – Part of 15,000 sq. ft. medical office building - formerly Psychiatry offices

- Updated common areas including: lobby, elevator, bathrooms & hallways/stairways
- Well- appointed space
- 2 reserved parking spaces plus parking on-site and street
- Located directly across from the GAP shopping center
- 24/7 access

Sale Price: \$488,000 – Reduced Price

Taxes: \$11,504




\$15,528



Available: Immediately

Comments: Can be combined with adjoining unit (206) for expanded footprint (1,535 SF plus 1,709 SF = 3,244 SF)

Broker: [Steve Epstein](#)



	<p><b>Port Washington, 10 Harbor Park Dr – Office</b></p> <p>Available Sq. Ft.: 1 suite available</p> <ul style="list-style-type: none"> <li>• 2,700 SF – 1<sup>st</sup> floor</li> </ul> <p>Lease Price: \$25.00 PSF + \$3.50 PSF electric</p> <p>Comments: Excellent office space, 4 to 1 parking ration, private bathroom, sprinklered, immediate occupancy</p> <p>Broker: <a href="#">Ray Finkelstein</a></p>
	<p><b>Port Washington, 15 Harbor Park Dr – Office</b></p> <p>1 suite available</p> <ul style="list-style-type: none"> <li>• 4,158 SF – 1<sup>st</sup> floor</li> </ul> <p>\$26.00 PSF + \$3.50 PSF electric</p> <p>Excellent office space, 4 to 1 parking ration, private bathroom, sprinklered, well located within minutes of Roslyn, Port Washington and Plandome LIRR station and close to major airports, immediate occupancy</p> <p>Broker: <a href="#">Ray Finkelstein</a></p>
	<p><b>Freeport, 70 S. Main St – Investment</b></p> <p>Available Sq. Ft.: 5,000 sq. ft. – 1<sup>st</sup> floor condo space – fully rented (AAA credit tenant)</p> <p>Sale Price: \$1,250,000</p> <p>Taxes &amp; CAM: \$57,000</p> <p>Total Income: \$127,000</p> <p>NOI: \$70,000</p> <p>Cap Rate: 5.6%</p> <p>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 &amp; Merrick Rd. Prime State-Of-The-Art new construction</p> <p>Broker: <a href="#">Steve Epstein</a></p>

 <p>Located next to New PETS MART &amp; across from P.C. Richards -- Costco Now Open!</p> <p>3000-Lawson-Blvd</p>	<p><b>Oceanside, 3000 Lawson Blvd – Industrial/Retail/Wholesale</b></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 &amp; 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. <b>Pricing flexible for ALL CASH, QUICK CLOSE SALE.</b></p> <p><b>Broker:</b> <a href="#">Steve Epstein</a></p>
	<p><b>Port Washington, 57 Seaview Blvd – Office</b></p> <p>Available Sq. Ft.: 36,068 sq. ft. – 2<sup>nd</sup> floor          Lease Price: \$26.00 PSF plus \$3.50 Electric          Available: Immediately          Comments: 36,068 SF 2<sup>nd</sup> floor office, separate lobby entrance, private elevator, ideal for corporate offices, 4 to 1 parking ratio</p> <p><b>Broker:</b> <a href="#">Ray Finkelstein</a></p>



**FOR SALE/LEASE  
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 2<sup>nd</sup> 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: \$23,950,000

Taxes: \$651,619.61 (\$4.98 PSF)

Comments: ESFR sprinkler system, 1,600 amps 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](#)

## Suffolk



### Hauppauge, Motor Parkway Plaza, 694 Motor Parkway – Office/Medical

Available Sq. Ft.: 3,128 sq. ft.

- Fully built out medical office
- Unique mixed-use property

Lease Price: \$27.00 per sq. ft. Full Service

Available: Immediately

Comments: 33,333 SF Center on 3.5 acres site, LEED Certified Property, high traffic property, 7:1 covered parking, fully built out medical office, well maintained, adjacent to Hauppauge Industrial Park, LIE visibility, unique mixed-use property. Tenants include: Sunrise Medical Labs, Ideal Image, FedEx, Chipotle, Subway, Hurricane Wings, Dunkin Donuts

Broker: **Gary J. Schacker, SIOR**



### Hauppauge, Motor Parkway Plaza, 694 Motor Parkway – Retail

Available Sq. Ft.: 1,200 sq. ft.

Lease Price: \$33.00 per sq. ft. NNN, plus CAM & Taxes \$11.00 per sq. ft.

Available: Immediately

Comments: Signage on LIE, 33,333 SF Center on 3.5 acres site, LEED Certified Property, high traffic property, 7:1 parking, Vanilla Box, well maintained, adjacent to Hauppauge Industrial Park, LIE visibility. Tenants include: Sunrise Medical Labs, Ideal Image, FedEx, Chipotle, Subway, Hurricane Wings, Dunkin Donuts

Broker: **Gary J. Schacker, SIOR**

## 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) (In Contract)**

**Broker:** *Alan Yaffe*