

Exclusive Listings November 2021





Founded in 1972

30 Jericho Executive Plaza, Suite 300C
Jericho, NY 11753-1031

Tel: 631.421.1000
Fax: 631.421.0680
www.unitedrealtyinc.com

Seth Abel
631.421.1000
sabel@unitedrealtyinc.com

Gary Joel Schacker, SIOR
Direct: 516.320.7707
Cell: 516.297.9707
gschacker@unitedrealtyinc.com

Steven Epstein
Direct: 516.320.7704
Cell: 516.524.1353
sepstein@unitedrealtyinc.com

Alan Yaffe
631.421.1000
ayaffe@unitedrealtyinc.com

Ray Finkelstein
Direct: 516.320.7702
Cell: 516.316.4294
rfinkelstein@unitedrealtyinc.com

Richard Yaffe, V.P. Asset Mgmt.
Direct: 516.320.7717
ryaffe@trianglepropertiesllc.com

Anne Lang
631.421.1000
alang@unitedrealtyinc.com

William T. Yorio
Direct: 516.320.7709
Cell: 516.457.8678
byorio@unitedrealtyinc.com



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NASSAU

LOCATION

AVAILABLE SF

COMMENTS

70 S. Main St, Freeport	5,000	Investment	REVISED
317 South Main Street, Freeport	4,000	Office/Whse	
325 South Main Street, Freeport	3,240	Office/Whse	
11 Glen Cove Rd, Greenvale	3,200	Retail/Office/Flex	PRICE REDUCTION
4144 Sunrise Hwy, Massapequa	5,548	Flex Building	
2864 Woods Ave, Oceanside	2,729	Industrial/Retail	
3000 Lawson Blvd, Oceanside	23,332	Industrial/Retail/Wholesale	
15 Harbor Park Dr, Port Washington	4,158	Office	
530 Merrick Road, Rockville Centre	2,200	Retail	



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SUFFOLK



<u>LOCATION</u>	<u>SIZE</u>	<u>COMMENTS</u>	
33 Central Ave, Hauppauge	7,000	Warehouse/Office	NEW LISTING
694 Motor Pkwy, Hauppauge	3,128	Office/Medical	NOW DIVISIBLE
694 Motor Pkwy, Hauppauge	1,200	Retail	NEW
694 Motor Pkwy, Hauppauge	2,177	Retail	REVISED
40 Rabro Dr, Hauppauge	2,900	Office	
200 Broadhollow Rd, Melville	1,470/2,350/3,314	Office	REVISED

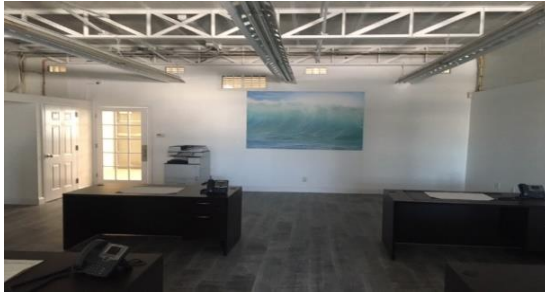
SUFFOLK LAND

<u>LOCATION</u>	<u>SIZE</u>	<u>COMMENTS</u>	
Brookhaven Technology Center, Shirley	3.03 ac	Land	IN CONTRACT

EXCLUSIVE REPORT – November 2021

Nassau

	<p>Freeport, 70 S. Main St – Investment</p> <p>Available Sq. Ft.: 5,000 +/- SF - 1st floor condo space – fully rented (AAA credit tenant) Sale Price: \$1,250,000 Total Income: \$139,700 Taxes & CAM: \$60,000 NOI: \$79,700 Cap Rate: 6.4%</p> <p>Comments: High ceilings and three walls of windows, leased renewed through May 2026 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</p> <p>Broker: Steve Epstein</p>
	<p>Freeport, 317 South Main Street – Office/Warehouse</p> <p>Available Sq. Ft.: 4,000 +/- SF - offices/warehouse</p> <ul style="list-style-type: none"> • 1st floor – 1,000 +/- SF warehouse space, 2,000 +/- SF offices • 2nd floor – 1,000 +/- SF office <p>Lease Price: \$16.95 PSF gross 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>Broker: Steve Epstein</p>



Freeport, 325 South Main Street – Office/Warehouse

Available Sq. Ft.: 3,240 +/- SF - office/warehouse

- 1st floor – 1,620 +/- SF (large conference room and open bullpen)
- Lower level – 1,620 +/- SF with 9' ceiling height

Lease Price: \$21.00 PSF gross – office space
\$12.00 PSF gross – lower-level storage

Available: Immediately

Comments: Highly visible, traffic count: 29,000 vehicles per day, boat access available

Broker: [Steve Epstein](#)



PRICE REDUCTION

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

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

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

Lease Price: ~~\$6,500~~ **\$5,900 per month 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](#)



Massapequa, 4144 Sunrise Hwy. – Flex Building

Available Sq. Ft.: 5,548 +/- SF offices on 4,869 SF lot

- 1st 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](#)



Oceanside, 2864 Woods Avenue – Industrial/Retail

Available Sq. Ft.: 2,729 +/- SF commercial building with canopy & drive-thru window on 7,752 SF lot

- 1st floor – 2,729 +/- SF
- Basement – 837 +/- SF

Sales Price: \$550,000
Taxes: \$19,819.92
Lease Price: \$3,500/Mo. Triple Net
Available: Immediately
Comments: Gas heat, parking onsite plus street.
Broker: Steve Epstein

Located next to New PETS MART & across from P.C. Richards -- Costco Now Open!



Oceanside, 3000 Lawson Blvd – Industrial/Retail/Wholesale

Available Sq. Ft.: 23,332 +/- SF building on 47,212 sq. ft. lot
Sale Price: \$2,999,000
Taxes: \$122,000
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.**
Broker: Steve Epstein



Port Washington, 15 Harbor Park Dr – Office

1 suite available

- 4,158 +/- 1st floor

Lease Price: \$26.00 + \$3.50 Electric

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

Broker: Ray Finkelstein



Rockville Centre, 530 Merrick Rd – Retail

Available Sq. Ft.: 2,200 +/- SF plus lower-level storage

- 1st floor – 2,200 +/- SF - (divisions possible)

Lease Price: \$5,500

Available: Immediately

Comments: Parking on-site plus street, Huge visibility and traffic count located at the corner of Long Beach Road with traffic signal, full HVAC, division possible, local neighbors include: Pantry Diner, South Nassau/Mount Sinai Hospital, CVS, CityMD, Dunkin' Donuts, Subway, Allstate Insurance, & Jovia Financial

Broker: Steve Epstein

Suffolk



NEW LISTING

Hauppauge, 33 Central Avenue – Warehouse Building

Available Sq. Ft.: 7,000 +/- SF Building on .55 Acres +/- Lot
Offices: 2,500 SF
Sale Price: \$2,100,000
Taxes: \$28,944
Available: Immediately
Comments: 14' clear height, two drive-in doors, one loading dock, fully sprinklered, gas heat, 200 AMPS electric power – can step up to 800 AMPS, full property surveillance system-CCTV, alarm system, Sonos sound, card access system.

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



NOW DIVISIBLE

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

Available Sq. Ft.: 3,128 +/- SF

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

Lease Price: \$24.00 per sq. ft. plus electric \$3 per sq. ft.
Available: Immediately
Comments: 33,333 SF Center on 3.5 acres site, LEED Certified Property, high traffic property, signage on the L.I.E., 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, Tesla and Electrify America Super charging Stations

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



NEW

Hauppauge, Motor Parkway Plaza, 694 Motor Parkway – Retail

Available Sq. Ft.: 1,200 +/- SF

Lease Price: \$33.00 per sq. ft. NNN, plus CAM & Taxes \$12.00 per sq. ft.

Available: Immediately

Comments: High traffic property, unique mixed-use property, signage on the L.I.E., 33,500 SF Center on 3.5 acres site, LEED Certified Property, 7:1 covered 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, Tesla and Electrify America Super charging Stations

Broker: Gary J. Schacker, SIOR



REVISED

Hauppauge, Motor Parkway Plaza, 694 Motor Parkway – Retail

Available Sq. Ft.: 2,177 +/- SF

Lease Price: \$33.00 per sq. ft. NNN, plus CAM & Taxes \$12.00 per sq. ft.

Available: 6/1/2021

Comments: Unique mixed-use property at high traffic location, signage on the L.I.E., 33,500 SF Center on 3.5 acres site, LEED Certified Property, 7:1 covered 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, Tesla and Electrify America Super charging Stations

Broker: Gary J. Schacker, SIOR



Hauppauge, 40 Rabro Drive – Office

Available Sq. Ft.: 2,900 sq. ft. +/- Sub-Lease – First Floor – West Side

Term: Term flexible up to October 2028

Lease Price: \$16 per sq. ft., modified gross

Available: Immediately

Comments: 47,000 SF total building. Low rent. Possible warehouse space available up to 2,900 SF

Broker: Gary J. Schacker, SIOR





Prime Strategic Location

Melville, 200 Broadhollow Road – Office

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

Available Space: 1,470 +/- SF/2,350 +/- SF/3,314 +/- SF

Floor	Suite	Area	Asking Rent	Possession
3 rd	Suite 306	1,470 SF	\$27.50 + electric	Immediate
3 rd	Suite 312	2,350 SF	\$27.50 + electric	Immediate
4 th	Suite 401	3,314 SF	\$27.50 + electric	Immediate

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. The building features a newly renovated lobby & corridors, new roof and HVAC. Typical floors of 22,000 square feet, distinctive lobby décor with 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, covered parking available/executive covered reserved parking, 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](#)

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



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