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## Exclusive Listings

May 2025





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**NASSAU**

<u>LOCATION</u>	<u>AVAILABLE SF</u>	<u>COMMENTS</u>
319 West Sunrise Highway, Freeport	6,500	Industrial <b>SOLD</b>
70 S. Main St., Freeport	5,000	Investment
Elks Plaza, 175 W. Merrick Rd, Freeport	2,400	Retail/Medical/Offices
439 Oak Street, Garden City	9,500	Office
3000 Lawson Blvd., Oceanside	23,332	Industrial/Retail/Wholesale <b>IN CONTRACT</b>
2 Harbor Park Drive, Port Washington	24,394	Office
10 Harbor Park Drive, Port Washington	9,671	Offices
4050 Merrick Road, Seaford	3,491	Offices/Retail/Medical/Bank
275 Hillside Avenue, Williston Park	5,300	Office





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**SUFFOLK**

<u>LOCATION</u>	<u>SIZE</u>	<u>COMMENTS</u>	
1 Saxwood Street, Deer Park	20,000	Industrial	<b>IN CONTRACT</b>
28 Brandywine Drive, Deer Park	29,500	Industrial	<b>NEW LISTING</b>
40 Rabro Dr, Hauppauge	14,400	Office/Industrial	<b>NEW LISTING</b>
200 Broadhollow Rd., Melville	3,730	Office	<b>REVISED</b>



## EXCLUSIVE REPORT – May 2025

### Nassau

 <p style="text-align: center; color: red; font-weight: bold;">SOLD</p>	<div style="background-color: #e0e0e0; padding: 5px; border: 1px solid black;"><b>Freeport, 319 West Sunrise Highway – Industrial</b></div> <p>Available Sq. Ft.:      • 6,500 SF +/- Bldg. with 2,000 SF Offices/Show Room                                         • 14' Ceiling Height in Warehouse                                         • 1 Drive-In Door                                         • Gas Heat                                         • Zoned Business</p> <p>Lot Size:                    13,500 SF +/-          Sale Price:                \$1,625,000          Taxes:                     \$35,067          Available                 Immediately          Comments:              Ample parking, walking distance to LIRR, located between Sunrise Hwy &amp; Merrick Rd.  <b>Contact:</b>               <b>Steve Epstein</b></p>
	<div style="background-color: #e0e0e0; padding: 5px; border: 1px solid black;"><b>Freeport, 70 S. Main St – Investment</b></div> <p>Available Sq. Ft.:      5,000 +/- SF - 1st floor condo space – fully rented (AAA credit tenant)          Sale Price:                \$1,450,000          Total Income:            \$139,700          Taxes &amp; CAM:            \$60,000          NOI:                        \$79,700          Cap Rate:                 5.5%          Comments:              High ceilings and three walls of windows, leased 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 &amp; Merrick Rd. Prime State-Of-The-Art new construction  <b>Contact:</b>               <b>Steve Epstein</b></p>



### Freeport, 175 W. Merrick Road - Retail

Available Sq. Ft.: 2,400 SF retail store in Elks Plaza Shopping Center

- Strong tenant base
- Ample parking
- Formerly PT Physical Therapy

Lease Price: Call for pricing

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

Contact: [Steve Epstein](#)



**NEW LISTING**

### Garden City, 439 Oak Street – Office

Available Sq. Ft.: 9,500 SF +/- Office – No Loss Factor

- 25,000 sq. ft. total building
- Open area with perimeter office
- Ample parking
- Private street entrances
- One story

Lease Price: \$30 per sq. ft. full service (except cleaning)

Available: Immediately

Comments: This conveniently located, highly populated area of Nassau County is adjacent to the county seat and offers easy access to all main parkways, various forms of transportation and a short distance to major airports.

Contact: [Gary Joel Schacker, Sior](#)

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



**IN CONTRACT**

### 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.**

Contact: [Steve Epstein](#)



### Port Washington, 2 Harbor Park Dr – Office

Executive Offices Available

- 24,394 SF on 2.94 Acre Lot

Lease Price: Reduced to \$19.50 PSF Plus Utilities  
Available: Immediately

Terrific two-story office space built in 1982, entire 2<sup>nd</sup> floor with elevator, 4 to 1 parking ratio, well located within minutes of Roslyn, Port Washington and Plandome LIRR station and close to major airports.

Contact: [Ray Finkelstein](#)



### Port Washington, 10 Harbor Park Dr – Office

Executive Offices Available

- 9,671 SF +/- 2<sup>nd</sup> floor

Lease Price: Call for Pricing

Available: Immediately

Excellent office space, 4 to 1 parking ratio, all custom woodwork finishes, private bathroom, sprinklered, well located within minutes of Roslyn, Port Washington and Plandome LIRR station and close to major airports.

**Contact:** [Ray Finkelstein](#)



### Seaford, 4050 Merrick Road - Offices

3,491 SF +/- Bank Building on 18,191 SF +/- Lot

- 3,491 SF Pristine Brick Bank Building on 18,191 SF +/- Lot
- Includes: Canopy and Drive-Thru Access
- Traffic Count: 30,000 Cars Per Day
- Parking: 18 Cars with Nicely Landscaped Parking Lot
- Area Tenants Include: Stop & Shop Grocery and Seaford Cinemas.
- The property has been a banking institution for 50 years and is a staple in the Seaford Community offering a prime end-user opportunity.

Sale Price: \$1,988,000

Taxes: \$61,790/\$17.70 PSF

Comments: ➤ End-User opportunity with drive-thru access

**“CONFIDENTIAL DO NOT DISTURB” – Showing by Appointment**

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





### Williston Park, 275 Hillside Avenue - Office

5,300 Sq. Ft., 2 Story Office Building

- .17 acre Site
- Beautifully Finished Office Space
- 10 Car Onsite Parking Plus Street and Nearby Municipal
- Extremely High-End Office and Bathrooms
- 900 Sq. Ft. Rented Until 11-26 with Option to Renew \*\*
- 4,400 Sq. Ft. Available for User
- Updated Mechanicals
- Awesome Nassau County Location
- Divided into 4 Units with Separate Utilities
- 3,500 Sq. Ft. Clean Functional Lower Level (not included in square footage above)
- Zoned Business

\*\* Tenant has RFR

Sale Price: \$2,475,000

Taxes: \$35,000

Comments: With a large retail presence of almost 300 retail stores and numerous professional offices, Williston Park is centrally located within close proximity to the County Seat and conveniently located to nearby bus and train transportation as well as the Long Island Expressway and the Northern State Parkway.

**Contact:** Gary Joel Schacker, Sior

## Suffolk



**IN CONTRACT**

### Deer Park, 1 Saxwood Street – Industrial Building

Building Size: 20,000 Sq. Ft. Building on 1.1 Acre Lot  
Available Space: 10,318 Sq. Ft. Unit and 9,682 Sq Ft. Unit  
Sale Price: \$3,800,000 - **REVISED SALE PRICE**  
Taxes: \$41,280 (2023/2024)

#### 10,318 Sq. Ft.

- 12% +/- Office Area
- 16' Clear Height
- Sprinklered
- 800 Amps
- 1 Tailboard, 1 Drive-in (10' X 12')
- Oil Heat (gas in street)
- Lease Term: August 31, 2026
- Tenant has a 2-Year Option to Renew

#### 9,682 Sq. Ft.

- 10% +/- Office Area
- 16' Clear Height
- Sprinklered
- 400 Amps
- 1 Tailboard, 1 Drive-in (10' X 12')
- Oil Heat (gas in street)
- Lease Term: July 31, 2025
- No Option to Renew

Aug. 1, 2024-July 31,2025 - Rent: \$146,157 Yr. with  
3% Annual Increases

Aug. 1, 2024-July 31,2025 - Rent: \$93,709

Comments: **Ideal for a User/Investor**

Contact: **Alan Yaffe**



**NEW LISTING**

### Deer Park, 28 Brandywine Drive - Industrial/Office

Available Sq. Ft.: 29,500 Sq. Ft. +/- Building on 1.67 Acres

Sale Price: \$7,850,000  
Taxes: \$67,178.20 (\$2.27 psf)  
Available: Immediately  
Comments:

- 10% Office
- Bonus 5,000 Sq. Ft. Mezzanine (not included in square footage)
- 18' Clear Ceiling Height
- 2 Tailboard Loading Docks with Levelators
- 4 Drive In Loading Doors
- 1200 Amps
- Abundant Parking
- 5,000 SF Rented Until 6/30/2027
- Other Potential Income Available
- Tax Abatement Available for Qualified Companies

**Contact:** [Gary Joel Schacker, SIOR](#)



### Hauppauge, 40 Rabro Drive – Office

Available Sq. Ft.: 14,400 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. Low rent, 3,200 sq. ft. office, 3,700 – 7,500 sq. ft. warehouse (storage), loading dock, drive-in door, 16' clear ceiling height, sprinklered. Can be leased together or separately.

**Contact:** [Gary Joel Schacker, SIOR](#)



**Prime Strategic Location**

**REVISED**

**Melville, 200 Broadhollow Road – Office**

Building Size: 69,000 Sq. Ft. on 4 Floors

Available Space: 3,730 +/- SF

Floor	Suite	Area	Asking Rent	Possession
2 <sup>nd</sup>	Suite 201	3,730 SF	Call for Pricing	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, executive covered reserved parking, health club & fitness center, in the heart of corporate Melville, prime 110 location with first class dining, shopping & hotels nearby

Contact: [Ray Finkelstein](#)