



30 Jericho Executive Plaza, Suite 300C
Jericho, NY 11753-1031
Tel: 631.421.1000
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www.unitedrealtyinc.com

Exclusive Listings

June 2025





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Individual Members, Society of Industrial and Office REALTORS®.

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NASSAU

LOCATION

AVAILABLE SF

COMMENTS

| | | | |
|---|--------|-----------------------------|--------------------|
| 607 Sunrise Highway, Bellmore | 6,178 | Retail/Office | NEW LISTING |
| 319 West Sunrise Highway, Freeport | 6,500 | Industrial | SOLD |
| 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/Retail Showroom | NEW LISTING |
| 190 Miller Place, Hicksville | 3,508 | Industrial/Office | NEW LISTING |
| 3000 Lawson Blvd., Oceanside | 23,332 | Industrial/Retail/Wholesale | IN CONTRACT |
| 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 | IN CONTRACT |



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SUFFOLK

LOCATION

SIZE

COMMENTS

1 Saxwood Street, Deer Park

20,000

Industrial

IN CONTRACT

28 Brandywine Drive, Deer Park

29,500

Industrial

NEW LISTING

40 Rabro Dr, Hauppauge

14,400

Office/Industrial

LEASED

200 Broadhollow Rd., Melville

3,730

Office

REVISED



SIORE

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EXCLUSIVE REPORT – June 2025

Nassau



NEW LISTING

Bellmore, 607 Sunrise Highway – Commercial Building

Available Sq. Ft.: • 6,178 SF +/- Bldg. on 10,198 SF +/- Lot (.23 Acres)
• Plus Partial Storage Basement of 1,188 SF +/- Consisting of:

- 1st Floor – 3,089 SF +/- Showroom
- 2nd Floor – 3,089 SF +/- Offices & Showroom
- 2^d Floor Office Space Partially Rented Through Sept. 2026 to tenant in Approx. 1,700 SF +/- paying \$5,000 Mo. Gross
- Lower Level – 1,188 SF +/- Storage

Lot Size: 10,198 SF +/-

Sale Price: \$1,788,000

Taxes: \$70,733

Available Immediately

Comments: Highly visible with 60,000 vehicles traffic count per day plus LIRR, two 200 Amp Services, gas heat, full HVAC (both levels), fully alarmed and security cameras, 10-12 Feet +/- ceiling height, parking: 14 cars +/- on site plus street, passenger elevator Zone Business Town of Hempstead, local neighboring businesses include: P.C. Richard, Harley Davidson, National Grid.

Contact: [Steve Epstein](#)



SOLD

Freeport, 319 West Sunrise Highway – Industrial

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

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 & Merrick Rd.
Contact: [Steve Epstein](#)



Freeport, 70 S. Main St – Investment

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 & 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 & Merrick Rd. Prime State-Of-The-Art new construction
Contact: [Steve Epstein](#)



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/Retail Showroom

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

- Main Road Showroom
- 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](#)



NEW LISTING

Hicksville, 190 Miller Place – Industrial/Office

Available Sq. Ft.: 3,508 SF +/- Unit

- 15' clear height
- 14' high drive-in door
- 200 amps minimum power
- Fully sprinklered
- Excellent electrical distribution
- 30% office (part can be removed)
- Ample parking

Lease Price: \$18 PSF modified gross

Available: Immediately

Comments: As property managers and leasing agents for Cozir Corp., 190 Miller Place in Hicksville offers a superb mid-Nassau County location.

Contact: **Gary Joel Schacker, Sior**



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 PETSMArt – 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 2nd 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 +/- 2nd 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



IN CONTRACT

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. | <ul style="list-style-type: none"> • 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. | <ul style="list-style-type: none"> • 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](#)



LEASED

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 PSF, 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 nd | 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](#)