



30 Jericho Executive Plaza, Suite 300C  
Jericho, NY 11753-1031  
Tel: 631.421.1000  
Fax: 631.421.0680  
[www.unitedrealtyinc.com](http://www.unitedrealtyinc.com)

## Exclusive Listings

May 2026





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Tel: 631.421.1000  
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Seth Abel  
631.421.1000  
[sabel@unitedrealtyinc.com](mailto:sabel@unitedrealtyinc.com)

Gary Joel Schacker, SIOR  
Direct: 516.320.7707  
Cell: 516.297.9707  
[gschacker@unitedrealtyinc.com](mailto:gschacker@unitedrealtyinc.com)

Steven Epstein  
Direct: 516.320.7704  
Cell: 516.524.1353  
[sepstein@unitedrealtyinc.com](mailto:sepstein@unitedrealtyinc.com)

Alan Yaffe  
631.421.1000  
[ayaffe@unitedrealtyinc.com](mailto:ayaffe@unitedrealtyinc.com)

Ray Finkelstein  
Direct: 516.320.7702  
Cell: 516.316.4294  
[rfinkelstein@unitedrealtyinc.com](mailto:rfinkelstein@unitedrealtyinc.com)

Richard Yaffe, V.P. Asset Mgmt.  
Direct: 516.320.7717  
[ryaffe@trianglepropertiesllc.com](mailto:ryaffe@trianglepropertiesllc.com)

Anne Lang  
631.421.1000  
[alang@unitedrealtyinc.com](mailto:alang@unitedrealtyinc.com)





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**NASSAU**

<b><u>LOCATION</u></b>	<b><u>AVAILABLE SF</u></b>	<b><u>COMMENTS</u></b>	
939 Church Street, Baldwin	5,100	Industrial/Offices	<b>NEW LISTING</b>
607 Sunrise Highway, Bellmore	6,178	Retail/Office/Showroom	
1905 Bellmore Avenue, Bellmore	2,500	Flex/Storage	
70 S. Main St., Freeport	5,000	Retail/Office/Medical	<b>REVISED</b>
439 Oak Street, Garden City	8,234	Office/Retail Showroom	<b>PRICE REDUCED</b>
178 Miller Place, Hicksville	15,441	Industrial	<b>NEW LISTING</b>
256 W. Old Country Rd., Hicksville	2,500	Flex Offices	
4025 Austin Blvd., Island Park	5,310	Flex Offices	<b>ADDITIONAL PRICE REDUCTION</b>
305 N. Newbridge Rd., Levittown	1,435	Office/Retail	
1 Lansdowne Ave, Merrick	2,100	Office/Showroom	<b>NEW LISTING</b>
3000 Lawson Blvd., Oceanside	23,332	Industrial/Retail/Wholesale	<b>SOLD</b>





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2 Harbor Park Drive, Port Washington	24,394	Office – Will Divide
4050 Merrick Road, Seaford	3,491	Offices/Retail/Medical/Bank

**SUFFOLK**  
**LOCATION**

**SIZE**

**COMMENTS**

1745 Expressway Drive N., Hauppauge	32,500	Industrial/Office
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## EXCLUSIVE REPORT – May 2026

### Nassau



**NEW LISTING**

#### **Baldwin, 939 Church Street – Industrial/Offices**

- Available Sq. Ft.:
- 5,100 SF +/- Bldg. on 6,395 SF +/- Lot
  - Plus Lower Storage (1,500 SF) not Included in Building Square Footage
    - Lot Size 6,395 SF +/-
    - Divides:
      - **2 Story Section**
      - 1<sup>st</sup> Floor: 1,800 SF Warehouse
      - 2<sup>nd</sup> Floor: 1,800 SF Offices
      - Lower Level Storage 550 SF +/-
      - **1 Story Section:** 1,500 SF Warehouse
    - Height: 12 Feet
    - Fenced Yard with Curb Cut
    - 2 Drive-In Doors

Lot Size: 6,395 SF +/-

Sale Price: \$1,050,000

Taxes: \$18,665

Available Immediately

Comments: Gas (In-Street), 200 AMPS Electric

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



### Bellmore, 607 Sunrise Highway – Commercial/Showroom/Retail 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:

- 1<sup>st</sup> Floor – 3,089 SF +/- Showroom
- 2<sup>nd</sup> Floor – 3,089 SF +/- Offices & Showroom
- 2<sup>d</sup> Floor Office Space, Half 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](#)



### Bellmore, 1905 Bellmore Avenue – Flex Building

Available Sq. Ft.: 2,500 SF +/- Free-Standing Building on 3,654 SF +/- Lot

- Fully renovated
- Full HVAC
- 200 Amps power
- Gas heat
- Parking: Street
- Zoned Business X – Town of Hempstead

Sale Price: \$888,000

Taxes: \$17,933

Lease Price: \$6,500/mo. gross

Available Immediately

Contact: [Steve Epstein](#)



### Freeport, 70 S. Main St. – Retail/Office/Medical

Available Sq. Ft.: 5,000 +/- SF - 1st floor condo space  
 Sale Price: \$1,550,000  
 Lease Price: \$30 SF NNN  
 Cam: \$25,512  
 Taxes: \$33,730  
 Comments: Ideal conversion to medical. 5,000 sq. ft. 1st Floor with High Ceilings and Three Walls of Windows, formerly leased to Jesus Christ Latter Day Saints Church, 4 Separate Entrances – Front, Rear & Side, Paved Walkway from Municipal Parking Lot in Rear to Main Street, 1 Block to LIRR, Abundant Parking, Available June 2026

Contact: [Steve Epstein](#)



**PRICE REDUCED**

### Garden City, 439 Oak Street – Office/Retail Showroom

Available Sq. Ft.: 8,234 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: \$23 psf modified gross  
 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. **Bonus for any deal: \$5,000 Amex gift card.**

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



**NEW LISTING**

### Hickville, 178 Miller Place, Hickville, NY – Industrial/Light Manufacturing

- Available Sq. Ft.: 15,441 +/- SF
- Total building: 39,300 sq. ft.
  - 15' clear ceiling height
  - Fully air conditioned
  - 20% office
  - 12' drive in loading door
  - 800 amps with heavy distribution
  - Gas heated
  - Air lines
  - Fully sprinklered
  - Ample parking

Lease Price: \$14 psf net  
Taxes: \$3.68 psf (2025)  
Available: Immediately

Comments: Central Nassau County Industrial location, immediate access to Long Island Expressway – Exit 43, close proximity to Northern State Parkway and major commercial routes, excellent regional access to Long Island distribution corridors

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



### Hickville, 256 West Old Country Road – Flex Offices

- Available Sq. Ft.: 2,500 +/- SF
- Fully sprinklered
  - Full HVAC
  - On-site parking
  - Formerly space used by N.C. Family and Children's

Lease Price: Call for Pricing  
Available: Immediately

Comments: Prime Central Nassau location, can be combined with Adjacent Unit for Total 3,850 SF

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



**PRICE REDUCTION**

### Island Park, 4025 Austin Blvd. – Office/Warehouse

- Available Sq. Ft.: 5,310 SF +/- Building on .23 Acres Lot +/-
- Leasing Size Options from 500 SF to 5,310 SF
  - Currently Set Up with One-Third Offices, Plus Balance Warehouse Space
  - Ceiling Height 14' Clear
  - Parking: 10 Spaces On Site Plus Ample Street Parking
  - Security Cameras and Alarmed
  - 2 Drive in Doors (Oversize)
  - Divides for Multiple Tenants
  - Separately Metered Gas & Electric
  - Property to be Delivered Mostly Vacant with a Few Short Term Office Tenants
  - Zoned Business Town of Hempstead

Sale Price: ~~\$1,788,000~~ **Now \$1,695,000**

Taxes: \$36,169

Lease Price: Various Size Options – Call for Pricing

Available: Immediately

Comments: Beautifully maintained property with main road exposure with strong traffic count of 36,000 vehicles daily.

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

**Contact: Steve Epstein**



### Levittown, 305 N. Newbridge Rd. - Office/Warehouse

- Available Sq. Ft.: 1,435 SF +/- Building on 8,052 SF Lot +/-
- Size: 1,435 SF +/- building on 8,052 SF +/- Lot
  - Centrally located between Hempstead Turnpike and Old County Road
  - Traffic Count: 25,000 +/- cars daily
  - Large rear yard fenced and gated
  - Zoned business.
  - Gas heat
  - Electric 200 amps

Sale Price: \$988,000

Taxes: \$15,408

Lease Price: \$5,500/Mo. Gross

Available: Immediately

**Contact: Steve Epstein**



**NEW LISTING**

### Merrick, 1 Lansdowne Ave. – Offices/Showroom

Available Sq. Ft.: 2,100 SF +/- SF offices plus storage basement

- 1<sup>st</sup> floor 2,100 SF +/-
- Lower level storage 1,250 SF +/-
- Full HVAC
- Gas heat
- 8 car parking on site plus ample street parking

Lease Price: \$7,000 Mo. Gross

Available: Immediately

Comments: Huge exposure and traffic count at Sunrise Highway. Ideal for Office Professional/Showroom. Zoned business X Town of Hempstead.

Contact: [Steve Epstein](#)

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



**SOLD**

### 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](#)



### 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 Dunkin Donuts
- 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](#)

## Suffolk



### Hauppauge, 1745 Express Drive N. – Industrial/Office

Available Sq. Ft.: 32,500 SF Building with Expressway Frontage

- Plot: 1.584 acres
- Office area: 15% approximately
- Ceiling height: 16' clear
- Fully sprinklered
- Heat: gas
- Power: 600 amps
- Loading: 2 tailboards, 1 Drive-In 12'x14'
- Ample parking
- Fenced yard

Sale Price: \$7,300,000 (\$224.62 sf)

Taxes: \$68,742 (\$2.12 sf)

Available: Immediately

Contact: [Alan Yaffe](#)