30 Jericho Executive Plaza, Suite 300C
Jericho, NY 11753-1031
Tel: 631.421.1000
Fax: 631.421.0680
www.unitedrealtyinc.com

Exclusive Listings

October 2026

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

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

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

Anne Lang
631.421.1000
alang@unitedrealtyinc.com

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

Alan Yaffe
631.421.1000
ayaffe@unitedrealtyinc.com

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

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NASSAU

LOCATION	AVAILABLE SF	COMMENTS	
939 Church Street, Baldwin	5,100	Industrial/Offices	
607 Sunrise Highway, Bellmore	6,178	Retail/Office/Showroom	SOLD
32 Saint Johns Place, Freeport	5,200	Warehouse	
70 S. Main St., Freeport	5,000	Retail/Office/Medical	
111 Woodcreft, Freeport	14,690	Waterfront/Land	
116 Woodcraft, Freeport	3,000	Retail	
175 W. Merrick Road, Freeport	850	Retail	
140 Miller Place, Hicksville	5,000	Warehouse	LEASED
178 Miller Place, Hicksville	15,441	Industrial	
256 W. Old Country Rd., Hicksville	2,500	Flex Offices	
305 N. Newbridge Rd., Levittown	1,435	Office/Retail	

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75 Rocklyn Avenue, Lynbrook	**5,200**	**Industrial**	**NEW LISTING**
1 Lansdowne Ave, Merrick	**2,100**	**Office/Showroom**	
1666 Newbridge Rd., North Bellmore	**3,115**	**Offices**	
3000 Lawson Blvd., Oceanside	**7,500**	**Warehouse**	**PRICE REDUCTION**
4050 Merrick Road, Seaford	**3,491**	**Offices/Retail/Medical/Bank**	

SUFFOLK

LOCATION	**SIZE**	**COMMENTS**
109 Lamar Street, West Babylon	**8,035**	**Warehouse**

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EXCLUSIVE REPORT – October 2026

Nassau

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
    1st Floor: 1,800 SF Warehouse
    2nd 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**

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SOLD

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:
  - 1st Floor – 3,089 SF +/- Showroom
  - 2nd Floor – 3,089 SF +/- Offices & Showroom
  - 2d 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**

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Freeport, 32 Saint Johns Place – Warehouse

Available Sq. Ft.: 5,000 +/- SF - 1st floor condo space

- 5,200 SF +/- Warehouse
- 14' Height Clear
- 1 Oversize Drive-in Door
- Small Office
- Gas Heat
- 600 Amps Electric Power
- 4-6 Cars Parking Onsite Plus Additional Street Parking
- Equipped with Spray Booth
- Zoned Industrial

Lease Price: $9,000 Mo. Gross
Available: Available November 2026

Comments: Ideal Warehouse/Machine Shop

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 Immediately.

Contact: **Steve Epstein**

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Freeport, 111 Woodcreft Avenue at the Nautical Mile - Retail

Available Sq. Ft.: 14,690 sq.ft. Waterfront/Land

- 527 sq. ft. office building
- 226' frontage on Woodcleft Bay
- 12 boat slips
- Can be combined with property located across the street at 116 Woodcleft Avenue
- Ample parking on-site

Sale Price: $750,000
Available: Immediately
Comments: Over 226 feet of Prime Waterfront with Boat Slips, Plus Small Sales Office of 527 SF. Ideal for Large Party Boats/Marina/Waterfront Dining

Contact: **Steve Epstein**

Freeport, 116 Woodcreft Avenue at the Nautical Mile - Retail

Available Sq. Ft.: 3,000 sq. ft. +/- Building on 9,900 sq. ft. +/- Lot

- 14' ceiling height
- 1 drive-in door
- Fenced & gated yard
- 110' frontage on Woodcleft Ave.
- Ample parking on site plus direct access to municipal parking field directly behind property.

Sale Price: $750,000
Available: Immediately
Comments: Formerly Montauk Yacht Sales. Ideal Recreation & Entertainment/Nightclub/Restaurant/Boat Sales/Repairs.
Can be combined with Waterfront property located across the street at 111 Woodcleft Ave.

Contact: **Steve Epstein**

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Freeport, 175 W. Merrick Road - Retail

Available Sq. Ft.: 850 SF retail store in Elks Plaza Shopping Center

- Strong tenant base
- Ample parking
- Located Across from Freeport Library and Post Office
- Elks Plaza Shopping Center Tenants Include:
  - McDonald's
  - Bank of America
  - Metro Physical Therapy

Lease Price: Call for pricing
Available: Immediately
Comments: Huge retail exposure and traffic count, ideal for medical/professional/fast food business
Contact: **Steve Epstein**

LEASED

Hicksville, 140 Miller Place - Warehouse

Available Sq. Ft.: 5,000 SF

- **15' clear ceiling height**
- **50% office**
- **Drive in loading door**
- **200 amps**
- **Gas heated**
- **Fully sprinklered**
- **Ample parking**

Lease Price: $14 psf net
Real Estate Taxes: $3.68 psf (2025)
Available: Immediately
Comments: Conveniently located 3 minutes to L.I.E. at Exit 43
Contact: **Gary Joel Schacker**

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Hicksville, 178 Miller Place, Hicksville, 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, SIOR**

Hicksville, 256 West Old Country Road – Flex Offices

Available Sq. Ft.: 2,500 +/- SF

- Fully sprinklered
- Full HVAC
- On-site parking
- Formerly office used by N.C. Family and Children's

Lease Price: Call for Pricing
Available: Immediately
Comments: Prime Central Nassau location
Contact: **Steve Epstein**

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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

Lynbrook, 75 Rocklyn Avenue (aka 46 Hutcheson Place) - Office/Warehouse

Available Sq. Ft.: 5,200 SF +/- Industrial Building on 7,900 SF +/- Lot

- 20% office
- 15' ceiling height
- 3 drive-in doors (access on Hutcheson Pl)
- Gas heat
- (3) 200 AMP electrical services with separate meters
- Can easily divide for multi-tenants
- Parking on site (front & rear) plus street
- Connected to sewers
- Zoned industrial
- Easy access via Sunrise Highway to New York City & JFK Airport

Sale Price: $1,988,00000
Taxes: $23,359
Available: Immediately
Contact: **Steve Epstein**

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Merrick, 1 Lansdowne Ave. – Offices/Showroom

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

- 1st 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**

North Belmore, 1666 Newbridge Rd. – Offices

Available Sq. Ft.: 3,115 SF +/- Offices Available – First Floor

- Building Size: 6,230 SF +/-, 2-Story
- First Floor: 3,115 SF +/- Offices
- Formerly Insurance Company
- Available Immediately
- Total 14 Parking Spaces On Site Plus Ample Street
- High Visibility Location at signalized Intersection of Newbridge Road and Broad Street

Lease Price: $30 SF Gross
Comments: Landlord will build to suit.
Available: Immediately
Contact: **Steve Epstein**

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Price Reduction

Oceanside, 3000 Lawson Blvd. – Warehouse

Available Sq. Ft.: 7,500 +/- SF +/- Warehouse with 25 Foot Ceiling Height
Available: Immediately
Lease Price: ~~$24.00~~ $22.00 SF Gross
Comments:

- Size: 7,500 SF +/-
- 25' Ceiling Height
- 10% New Offices
- Main Road Retail Exposure
- 1 New Drive-In Door
- Traffic Count: 25,000 Cars Daily
- Gas Heat
- Fully Sprinklered
- 200 Amps Electric
- Local Businesses Include: PC Richard & Son and Costco
- Walking Distance to LIRR

Available Immediately

Contact: **Steve Epstein**

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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**

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Suffolk

West Babylon – 109 Lamar Street - Warehouse

8,035 Sq. Ft. Building

- Size: 8,035 sq. ft. Free Standing Building
- Office area: 20% approx.
- Ceiling height: 14'-15' clear
- Clear Span – No Columns
- Oil: gas
- Power: 400 amps
- Loading: 1 Drive-In 12'x12'
- Gated yard

Lease Price: $18.00 Sq. Ft. Gross

Contact: **Alan Yaffe**

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