

AVAILABLE PROPERTIES

CBRE

DECEMBER 2015

LONG ISLAND AND NYC OUTER BOROUGHS EXCLUSIVE LISTINGS



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[OUTER BOROUGHS OFFICE AVAILABILITIES](#)

[LONG ISLAND INDUSTRIAL/LAND AVAILABILITIES](#)




[OUTER BOROUGHS INDUSTRIAL AVAILABILITIES](#)

[LONG ISLAND RETAIL AVAILABILITIES](#)

[OUTER BOROUGHS RETAIL AVAILABILITIES](#)




[NEW JERSEY INDUSTRIAL AVAILABILITIES](#)






ADDRESS	FLOOR & AVAILABLE SF	SALE/LEASE/ SUBLEASE	RATE PER RSF/ SALE PRICE	DATE AVAILABLE	COMMENTS	BUILDING PHOTO
99 Quentin Roosevelt Blvd. Garden City Contact: Ralph Guiffre (631) 370-6042 Robert Seidenberg (631) 370-6090	2 nd : 10,167 (divisible)	Lease	\$23.50 + \$3.35 electric	Immediate	<ul style="list-style-type: none"> - Ideal for: Data Center, Educational, Government, Medical, Call Center, Back Office, High Density Space Users - 5-10 year term - 6:1 parking ratio - Easy access to highways - Bus stop in front of building - High ceilings - Storage available - Just outside of Roosevelt Field Mall 	
400 Garden City Plaza Garden City Contact: Vincent LaManna (631) 370-6046 Richard Freel (631) 370-6045	6,700	Sublease	Upon Request	Immediate	<ul style="list-style-type: none"> - Sublease through July 2018 - Electricity: \$3.35 per RSF - Parking: 4 spaces per 1,000 RSF - Ideal for law or service firm - Convenient to Roosevelt Field & Nassau County Seat - Easy access to major thoroughfares - Concierge, conferencing facility, food service - Furniture can be made available 	
825 East Gate Boulevard Garden City Contact: Richard Freel (631) 370-6045 Vinent LaManna (631) 370-6046	1 st : 12,612 2 nd : 1,130 2 nd : 1,881 2 nd : 2,407 3 rd : 7,419	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Major Capital Improvements Program underway - New building installations available for qualified tenants - Easy access to major thoroughfares, Roosevelt Field Shopping Mall and Lifetime Fitness - Back up power generation - Food service on premises 	








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900 Stewart Avenue Garden City Contact: Robert Seidenberg (631) 370-6090 David Leviton (631) 370-6050 Daniel Brandel (631) 370-6096	2 nd : 5,330 LL: 9,000* 3 rd : 42,855* 4 th : 42,900* 5 th : 45,798* 6 th : 49,702* *divisible	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Upgraded main lobby, common hallways, landing & bathrooms - Renovations to café and seating areas - New monument sign - Parking lot expansion & resurfacing - Full service café in lower level - Secured / covered parking - Concierge / lobby security - Close to major highways, Roosevelt Field Mall, local restaurants & shops - Within ¼ mile of Meadowbrook Pkwy. 	
100 Duffy Avenue Hicksville Contact: Robert Seidenberg (631) 370-6090 Daniel Brandel (631) 370-6096	5 th : 40,585* 4 th : 21,590*	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - New, strong & institutional ownership - Adjacent to LIRR, Hicksville Train Station - Covered and secured parking on-site - Raised flooring throughout building - On-site management - Full generator back-up capability <p>*Divisible</p>	
330 Old Country Road Mineola Contact: David Leviton (631) 370-6050	Ste A: 2,700	Lease	\$30.00	Immediate	<ul style="list-style-type: none"> - Excellent covered parking area - New conference facility - Newly renovated common areas - On-site building management - New café - Walking distance to LIRR 	



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70 E. Sunrise Highway Valley Stream Contact: Robert Seidenberg (631) 370-6090 Ralph Guiffre (631) 370-6042	6 th : 1,503 6 th : 4,300 6 th : 7,824 5 th : 6,565 4 th : 1,733 4 th : 9,455	Lease	\$34.00 + \$3.50 electric	Immediate	- Go to www.cbre.com/70ESunrise for more information	
134 S. Central Avenue Valley Stream Contact: David Godfrey (631) 370-6007 William Domsky (631) 370-6017	4,500	Sale or Lease	Sale: \$1.3M Lease: \$20.00 PSF NNN	Immediate	<ul style="list-style-type: none"> - Plot size :.41 acres - Parking: 14 car spaces - Taxes: 2015 Approx. \$34,000 - Can be divided into 4 separate units, each with individual electric services - Excellent location directly across from Valley Stream Village Hall - Walking distance to Valley Stream LIRR station 	
60 Hempstead Avenue West Hempstead Contact: Matt Manoogian (631) 370-6063 Martin Lomazow (631) 370-6070 Philip Heilpern (631) 370-6080	Suite 205: 5,317 Suite 500: 11,040 Suite 600: 5,317 Total: 21,674 RSF	Sublease	Upon Request	Immediate	<ul style="list-style-type: none"> - Sublease term: through 4/30/2019 - 24/7 building access - On-site management - Drive-up bank branch - Ample parking - Bus stop at corner - Adjacent to LIRR West Hempstead station 	











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120 Commerce Drive Hauppauge New Listing Contact: Daniel Brandel (631) 370-6096 Nicholas Iorio (631) 370-6064	27,202	Lease	\$18.50, gross	Multi-tenant: Immediate Single user: Arranged	<ul style="list-style-type: none"> - 3,000-27,202 SF available - Parking: 180 spaces or 6.6 parking spaces per 1,000 RSF - Existing bank drive-through - Signage opportunity - Lobby in the process of being redesigned and upgraded 	
1 Park Drive Melville Contact: Robert Godfrey (631) 370-6006 David Godfrey (631) 370-6007	2 acres available for subdivision	Sale	\$1,500,000	Immediate	<ul style="list-style-type: none"> - Seller will cooperate with purchaser to subdivide pad site - Located less than 1 mile south of the Long Island Expressway at exit 49S - Curb cut and frontage on Walt Whitman Road - First time offered for sale - Currently zoned "Industrial 1" 	
3 Huntington Quadrangle Melville Contact: Robert Seidenberg (631) 370-6090 Ralph Guiffre (631) 370-6042	3 rd N: 15,093 3 rd N: 9,252 3 rd N: 7,702 4 th N: 3,339 1 st S: 4,992 2 nd S: 5,684 3 rd S: 3,050	Lease	\$25.00 + \$3.35 electric	Immediate	<ul style="list-style-type: none"> - Go to www.cbre.com/3HQ for more information 	





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445 Broadhollow Road Melville Contact: Daniel Brandel (631) 370-6096	2 nd : 3,123	Sublease	Negotiable	Immediate	<ul style="list-style-type: none"> - Term thru April 29, 2020 - High end executive office space - Furniture can be made available - 4 parking spaces per 1,000 RSF - 3 offices, 11 cubicles, kitchenette and conference room - Café - Concierge - Banking 	
814 Harrison Avenue Riverhead Contact: Dean Rosenzweig (631) 370-6020 Stefani Steinberg (631) 370-6032	5,000	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - 18 parking spaces - ½ mile away from Peconic Bay Medical Center - 460 feet off of Old Country Road, adjacent to Sleepy's - As Of Right Medical Use 	
877-905 E. Main Street Riverhead Contact: Chris Stack (631) 370-6055	2,500-13,000	Lease	\$21.00 PSF	Immediate	<ul style="list-style-type: none"> - 5 cars per 1,000 SF of "door step" parking for easy patient access - Separate independent control HVAC - Generous landlord contribution to build out of tenant spaces - Unrestricted building hours - Exterior and monument signage - Sewer connection to site - Slab on grade construction with heavy floor load capacity - Segregated patient and physician entrances 	






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417 S. Main Street Freeport New Listing Contact: David Godfrey (631) 370-6007	417, 433 S. Main St, 3 S. End Pl, 4 Ray St: ± 45,715 Parking: ± 16,360	Sale	Upon Request	Immediate	<ul style="list-style-type: none"> - 417 S. Main Street: Light Industrial, Single Family Residential, Residential - Currently ±25,000 SF manufacturing facility with ceiling heights ranging from 13' to 20' with 2 loading docks, 1 drive-in door and 2 single family homes used as office space - Parking Area: Zoned Industrial 	
30 Sea Cliff Avenue Glen Cove Contact: Martin Lomazow (631) 370-6072	3.7 acres 54,373 SF slab	Sale	\$2,400,000	Immediate	<ul style="list-style-type: none"> - Ideal for new industrial building or redevelopment opportunity - Building recently demolished, site delivered with 54,373 SF slab 	
15 Charlotte Avenue Hicksville Contact: Paul Leone (631) 370-6052	19,500	Sublease	\$10.25	Immediate	<ul style="list-style-type: none"> - Term thru November 30th, 2020 - 3 drive-in doors & 2 loading docks - Sprinklers - Ceiling height: 15'6" – 22' - Office area: approx. 3,800 SF - Warehouse area: approx. 15,700 SF - Parking: 57 spaces, fenced parking lot 	




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48-50 Brooklyn Avenue & 501-509 Hicksville Road Massapequa Contact: Robert Godfrey (631) 370-6006 David Godfrey (631) 370-6007	<u>48-50 Brooklyn Ave</u> 3,645 industrial 26,000 parking <u>501-509 Hicksville Rd.</u> 13,522 (2, 2-story buildings w/ 3 retail stores, 6 offices, and 4 apts (1 studio & 3, 1-bedrooms))	Sale	<u>Both properties must be sold together</u> \$2,950,000	Immediate	- Estimated Income: \$100,000 per year from 501 & 509 Hicksville Road, \$168,000 per year from 48-50 Brooklyn Avenue - Estimated expenses (entire property): \$116,000 annually - Estimated NOI: \$152,000 - Cap Rate: 5.2%	






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125 New Highway Copiague Contact: David Godfrey (631) 370-6007 Gregg Carlin (631) 370-6040	5,000	Sale	\$1,095,000 \$995,000	Immediate	<ul style="list-style-type: none"> - +/- 1,000 SF Office - .27 acres - 16' ceiling heights - Parking: +/- 15 spaces - 2 drive-in doors (1 currently double glass entry door) - Power: 200 amps - Heat: Gas - 2015 RE Taxes: \$18,909.61 (\$3.78 per square foot) 	
45 Adams Avenue Hauppauge Contact: Robert Godfrey (631) 370-6006 David Godfrey (631) 370-6007	12,367 office 11,376 laboratory 4,278 warehouse	Sale or Lease	Reduced Price Call for Details	Immediate	<ul style="list-style-type: none"> - 44 parking spaces - Zoning: Light industrial - 2 loading docks - 15'4" ceiling height (warehouse) - 2000 amp, 208/120 volt (GE) - Laboratory broken down to 5 areas - GMP production in 3 suites - Multiple fume hoods in each laboratory - RE taxes: \$97,639 	
50 Marcus Boulevard Hauppauge Contact: Robert Godfrey (631) 370-6006 David Godfrey (631) 370-6007	Building: 39,130 Office: 14,000	Sale or Lease	\$6.50 NNN (Entire Building) Sale: Call for Info.	Immediate	<ul style="list-style-type: none"> - Plot size: 2.14 acres - Parking: approx. 106 cars - Ceiling Height: 16' - 2 Loading Docks / 1 drive-in - Power: 2400 amps - Heat: Gas - Building divides well for multi-tenant - Approx. 25,000 SF in front & approx. 14,000 SF in rear - New high efficiency lighting & HVAC 	








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200 Landing Avenue Smithtown Contact: Gregg Carlin (631) 370-6040	26,958 on 2.43 acres	Sale	\$4,000,000	Immediate	<ul style="list-style-type: none"> - Zoned "LI – Light Industry" - Taxes \$40,469 per annum - Ideally situated adjacent to Smithtown Railroad Station - 104 parking spaces 	






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810 Willis Avenue Albertson New Listing Contact: Dean Rosenzweig (631) 370-6020 Stefani Steinberg (631) 370-6032	Main: 1,992 Basement: 1,992	Sale	Upon Request	Immediate	<ul style="list-style-type: none"> - Rear parking lot with 8 parking spaces and rear entrance - Zoning: Business A District (B-A) - Nearby Neighbors: TD Bank, United States Postal Office, Cedarhurst Paper, Citibank, Capital One - Taxes: \$22,504.91 - Corner of busy Willis Avenue and Bethel Road, in heart of Albertson retail 	
60 Cuttermill Road Great Neck Contact: Vincent LaManna (631) 370-6046 Richard Freel (631) 370-6045	4,300	Sublease	Upon Request	Immediate	<ul style="list-style-type: none"> - Sublease through July 31, 2019 (long-term possible) - Bank branch with drive through window - 15 reserved parking spaces - Walking distance to Long Island Rail Road - Brand new lobby renovations – completed Spring 2014 - Situated in the heart of Great Neck 	
541, 516 & 480 W. Montauk Hwy. Lindenhurst Contact: Gregg Carlin (631) 370-6040	541: 4,978 SF building 19,785 SF Site 516: 11,900 SF 480: 14,400 SF	Sale	541: \$1,150,000 516: \$540,000 480: \$600,000	Immediate	<ul style="list-style-type: none"> - Kehl's Family Marina - For sale individually or as a package - 541: Showroom, office & storage - 516 & 480: Vacant land 	






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939-941 Port Washington Boulevard Port Washington New Listing Contact: Dina Coulianidis (718) 289-7708	2,000	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - 6 exam rooms, large waiting room with reception desk, 3 bathrooms, lab, kitchen, private office, very large work stations and plenty of closets - New HVAC - Frontage: 22 feet - Dual entrances on Port Washington Blvd and through rear parking lot - Neighboring Tenants: Port Pediatrics, Port Nutrition, Kumon, Accent Real Estate, TDS Computers, Port Tutoring, Baskin Robbins, Yoga Life 	
961-1029 Port Washington Boulevard Port Washington Contact: Dina Coulianidis (718) 289-7708	2,400 Divisible to 1,200	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Frontage: 14 feet or 28 feet - Co-Tenants: North Shore Farms, Dunkin Donuts, Green Cactus Grill, Starbucks, Capital One Bank, Chase, Citibank, Bank of America, Subway - 192 on-site parking spaces - Easy access - New brick facade & store fronts - 450 feet of frontage on Port Washington Boulevard - Walk to LIRR - Completely renovated in 2011 	
60 Merrick Road Rockville Centre Contact: Gregg Carlin (631) 370-6040 Eric Gillman (631) 370-6034	30,000	Lease	\$16.00 PSF Net	Immediate	<ul style="list-style-type: none"> - Former Bally's Total Fitness - Taxes, CAM & Ins: \$6.10 - Traffic Counts: Merrick Rd: 35,000 VPD Sunrise Highway: 49,000 VPD 	






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510 Jericho Turnpike Syosset Contact: Gregg Carlin (631) 370-6040 Eric Gillman (631) 370-6034	2,800	Lease	\$40.00	Immediate	<ul style="list-style-type: none"> - Extras: \$11.75 PSF (includes taxes, CAM & INS) - 37,000 VPD on Jericho Turnpike - Egress to traffic signal at Jericho Tpke & Woodland Gate - Situated in the heart of the Syosset trade area surrounded by prominent tenants such as Home Goods, DSW, Chipotle, Starbucks and Panera Bread - Located just west of intersection of Route 135 & Jericho Turnpike 	
795 Merrick Avenue Westbury Contact: Dean Rosenzweig (631) 370-6020 Stefani Steinberg (631) 370-6032	8,122	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Free standing existing restaurant opportunity - Roosevelt Field trade area - Possession: Negotiable - Traffic counts: Merrick Avenue – 40K cars daily 	
436 Woodbury Road Woodbury Contact: Martin Lomazow (631) 370-6070 Eric Gillman (631) 370-6034	2.24 acres	Sale	Upon Request	Immediate	<ul style="list-style-type: none"> - Prime corner location in Woodbury - Potential uses include: Retail, Senior Housing, Office, Hotel, Educational, Residential - Across the street from re-emerging Woodbury Commons Shopping Center – new The Fresh Market - Signalized intersection with dedicated turn lane - Current Zoning: Town of Oyster Bay R1-1A 	


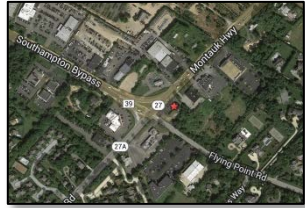


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124 Maple Avenue Bay Shore Contact: David Leviton (631) 370-6060 Mark Zussman (631) 370-6085	8,700 SF building	Sale	\$2,800,000	Immediate	<ul style="list-style-type: none"> - Waterfront restaurant building with outdoor and indoor bar - Fire Island Ferries location - Delivered vacant - Separate catering room and prep kitchen with dumbwaiter on 2nd Floor - 6 boat slips on Watchogue Creek - All municipal utilities are available to the property inclusive of sewer & gas 	
6233 Jericho Turnpike Commack Contact: Dean Rosenzweig (631) 370-6020 Stefani Steinberg (631) 370-6032	14,700 SF on 1.9 acres	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - 275' of frontage - 40,590 Vehicles per day - C-6 Zoning - Area retail: Dicks Sporting Goods, Applebees, Target, Ruby Tuesdays, Five Guys 	
3050 Middle Country Road Lake Grove Contact: Dean Rosenzweig (631) 370-6020 Stefani Steinberg (631) 370-6032	3,000	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Area retail: Bed, Bath & Beyond, JCPenney, Macy's, Whole Foods, Petco, Staples, DSW, Golfsmith, Stop & Shop, Toys/Babies R' Us, Michaels, LA Fitness, Lowe's Sears - Great frontage on Middle Country Rd. - Anchor tenants include Costco, PetSmart, Bob's Furniture - Great parking 	






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2164 Route 112 Medford Contact: Gregg Carlin (631) 370-6040	+/- 1.69 acres	Ground Lease	Upon request	Immediate	<ul style="list-style-type: none"> - Southwest corner of Route 112 & Jamaica Avenue - Less than 1 mile from LIE - At signalized intersection - Zoning: J-2, partial A-1 - Traffic Counts: Route 112 – 26,000 VPD 	
440 Main Street Port Jefferson Contact: Adam Bass (631) 370-6028	1.08 acres Existing Building: 13,000 +/- SF	Lease	Accepting Offers	Immediate	<ul style="list-style-type: none"> - N/W/C of Main Street (NYS Rte. 25A) and Barnum Avenue, Incorporated Village of Port Jefferson, Town of Brookhaven - 173' of frontage along Main Street - Zoning: C-1 Central Commercial - RE Taxes: Approx. \$29,000.00 	
Lake Shore Plaza Ronkonkoma Contact: Stefani Steinberg (631) 370-6032 Dean Rosenzweig (631) 370-6020 John Hanlon (631) 370-6030	47,491	Lease	Anchor space: \$16.00 In-line spaces: \$28.00	Immediate	<ul style="list-style-type: none"> - Divisible - Neighboring tenants: Radio Shack, GNC, Pet Supplies Plus, Wells Fargo - Traffic Count: 18K VPD 	






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200 Landing Avenue Smithtown Contact: Gregg Carlin (631) 370-6040	26,958 on 2.43 acres	Sale	\$4,000,000	Immediate	<ul style="list-style-type: none"> - Zoned "LI – Light Industry" - Taxes \$40,469 per annum - Ideally situated adjacent to Smithtown Railroad Station - 104 parking spaces 	
Montauk Highway & Flying Point Road Southampton Contact: Dean Rosenzweig (631) 370-6020 Stefani Steinberg (631) 370-6032	2.7 acres approved for 15,000 SF plus 4,000 SF pad site	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Superb visibility on Montauk Highway - High traffic area - Prime corner location - Zoned – Highway Business (HB) - This site is visible to all residents and visitors traveling to and from Bridgehampton, East Hampton, Montauk, Amagansett, Sagaponack & Water Mill 	









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59-17 Junction Boulevard Corona Contact: Roy Chipkin (631) 370-6025	2 nd : 4,800 14 th : 7,400 (LEASE OUT)	Lease	\$26.00 + elec.	Immediate	<ul style="list-style-type: none"> - Near mass transit - 24/7 building 	
9001 Beach Channel Drive Far Rockaway Contact: Mark Zussman (631) 370-6085 Chris Stack (631) 370-6055	LL: 9,022 1 st : 12,965 2 nd : 6,911 3 rd : 5,157 Total: 34,055 *Spaces can be divided to as small as 2,500 SF	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Newly renovated architecturally significant 3 story plus lower level medical office building - Built-to-suit - Heavy floor loads - 62 off street parking spaces plus street parking - Food service - Elevator - Subways (A, S) and bus service are within 2 blocks 	
30-68 Whitestone Expy Flushing Contact: John Reinertsen (718) 289-7720 Michael Lee (718) 289-7703	75,000 SF building 70,000 SF parking lot	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - M1-1 zoning - Ground floor: high-ceiling warehouse level with 12 drive-in doors - Second floor: Office level with 100 lbs. floor load - At Whitestone Expressway (I-678) - Minutes to LaGuardia (LGA) and Kennedy (JFK) Airports - Easy access to major highways and crossings - Food, banks and shopping nearby 	



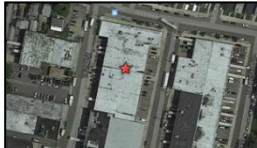
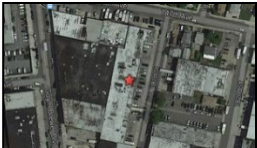
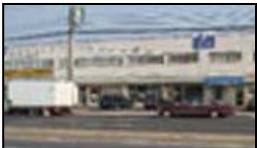





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41-65 Main Street Flushing Contact: John Reinertsen (718) 289-7720 Michael Lee (718) 289-7703	2 nd : 10,422 LL: 17,175	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Separate entrances to office areas - Dedicated tenant entrances - Elevator building - Complies with ADA requirements - Signage available - Subway: 7 line – 4 blocks walk - LIRR: 2 ½ blocks walk - Minutes to LaGuardia (LGA) and Kennedy (JFK) airports - Easy access to Grand Central Parkway, LIE and Van Wyck Expressway 	
Atlas Mall Office Building 80-00 Cooper Avenue Glendale Contact: Roy Chipkin (631) 370-6025	2 nd : 25,000* Garage Level: 22,000 Medical 3 rd : 9,100 *Divisible	Lease	\$33.00 plus electric	Immediate	<ul style="list-style-type: none"> - 2 garages on site 	
16602 Jamaica Avenue Jamaica New Listing Contact: Roy Chipkin (631) 370-6025	37,500	Lease	\$27.50 plus electric	Immediate	<ul style="list-style-type: none"> - Separate entrance - Full floors of 7,500 SF - Easy access to public transportation - Independent HVAC and utility controls - 24 hour access - Total building renovation 	






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126-06 Queens Boulevard Kew Gardens Contact: Roy Chipkin (631) 370-6025	40,000	Lease	Upon Request	December 2015	<ul style="list-style-type: none"> - Entire building for lease - 4 stories plus basement - Total building renovation - Valet parking available - Signage available 	
97-77 Queens Boulevard Rego Park Contact: Roy Chipkin (631) 370-6025	9 th : 2,428 Penthouse: 6,785 Tower: 1,776	Lease	\$34.00 + \$3.25 elec	Immediate	<ul style="list-style-type: none"> - Near mass transit - 24/7 building 	
Cross Island Plaza Rosedale Contact: Frank Liggio (718) 723-3590 Evangelos Gougoussis (631) 370-6027	Up to 50,000 Multiple units	Lease	\$20.00 - \$31.00 + electric	Immediate	<ul style="list-style-type: none"> - Newly renovated full service cafeteria & atrium - On-site property management - Abundant private parking available - 24 hour manned security - New CCTV system 	




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175 Remsen Street Brooklyn Contact: Matt Manoogian (631) 370-6063 Vincent LaManna (631) 370-6046	11 th : 2,577	Sublease	Upon request	Immediate	<ul style="list-style-type: none"> - Sublease term: Through 6/30/2018 - In the heart of Brooklyn Heights - Only space available in building - Recent high-end build-out - Easy access to Downtown Brooklyn, DUMBO and lower Manhattan - Subways: 2, 3, 4, 5, E, J, M 	
135 Canal Street Staten Island Contact: William Jordan (718) 289-7714 John Reinertsen (718) 289-7720	21,700	Lease	\$30 PSF BTS Retail \$35 PSF	Immediate	<ul style="list-style-type: none"> - Expandable to 90,805 RSF - Short walk to MTA SI Railway (SIR) - Bus stop at building - 1.8 miles to Verrazano Bridge - 1 block to Bay Street - New offices build-to-suit possible - 2 elevators - 9.6' to 12' finished ceiling - Open on all sides 	
1535 Richmond Avenue Staten Island Contact: William Jordan (718) 289-7714	3,070	Sublease	\$25.00 Gross	Immediate	<ul style="list-style-type: none"> - Elevator building - Fully furnished - Corner location - Concierge in lobby - Easy access to all highways - Bus stop in front - Private parking 	

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Deutsche Asset & Wealth Management JFK International Airport Industrial Properties Jamaica	<u>145-30 156th St</u>	Lease	\$23.00 Gross Includes utilities	Immediate	<ul style="list-style-type: none"> - Two story brick, warehouse and office building - Visible fro Belt Pkwy & S. Conduit Ave - Parking available - Build-to-suit office 	
	1,509 - Office					
Contact: Frank Liggio (718) 723-3590	<u>182-30 150th Rd</u>		\$23.00 Gross Includes utilities		<ul style="list-style-type: none"> - Two story warehouse and office building with 2-street access - Excellent signage and visibility on Rockaway Blvd - Numerous windows - On-site parking - Build-to-suit office 	
	657 - Office					
	<u>147-04 183rd St</u>		\$18.00 Gross Includes utilities		<ul style="list-style-type: none"> - Two story street access - Lobby entrance - Newly renovated 	
	<u>147-02 181st St</u>		\$21.00 Includes utilities		<ul style="list-style-type: none"> - Build-to-suite office 	
	<u>160-49 Rockaway Blvd.</u>		\$25.00 Includes utilities		<ul style="list-style-type: none"> - On-site private parking - Shared kitchenette - Excellent window ratio - Build-to-suit office 	




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31-11 14th Street Astoria Contact: William Jordan (718) 289-7714	5,100	Sale	\$2,900,000	Immediate	<ul style="list-style-type: none"> - Great user building or development site - 1 drive-in (12'X12') - Ceiling Height: 13'1" - Zoning: R6B - Gas heat - Wet sprinkler system 	
7901-7905 Queens Boulevard Elmhurst Contact: Joshua Kleinberg (718) 289-7709	9,350	Sale or possible sale /leaseback	\$4,250,000	Immediate	<ul style="list-style-type: none"> - 70' of frontage on Queens Boulevard - Lot Dimension: 68.97 ft. x 122.82 ft. - Ceiling Height: 20' - Three (3) drive-in doors - Zoning: M1-1 - Subways: M/R - Centrally located - Easy access to the Boroughs, Long Island and Manhattan - High visibility with tremendous vehicular traffic 	
150-10-150-30 132nd Ave Jamaica New Listing Contact: Chris Stack (631) 370-6055	3,000	Sublease	\$26.00	Immediate	<ul style="list-style-type: none"> - Located in the Airgate Air Cargo and Logistics Complex, a four building campus located just outside the gates of JFK airports - Amenities include: parking, security, on-site management, institutional ownership 	






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21-21 41st Avenue Long Island City Contact: Joshua Kleinberg (718) 289-7709	LL: 12,500 2 nd : 1,800 4 th : 2,200	Lease	Upon request	Immediate	<ul style="list-style-type: none"> - Natural divisions of 7,000 SF & 5,500 SF on lower level - Lower level with private loading - 2 drive-in doors - Large freight elevator (8X15) dock height - Immediate occupancy - Long term lease available - Work letter for qualified tenants - 2nd: Clean, modern space - 4th: Newly built out modern space 	
22-19 41st Avenue Long Island City Contact: Joshua Kleinberg (718) 289-7709	16,000 (divisible) 5 th : 4,000	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Newly renovated prime Long Island City loft/workspace - Floor loads: 175 lbs per SF - Loading: 1 drive-in door - 1 passenger elevator and 1 large freight elevator - Zoning: M1-3 - 100% sprinklered - At Queensboro Bridge 	
36-52 36th Street Long Island City Contact: Joshua Kleinberg (718) 289-7709	5,000 warehouse 1,250 office	Sale	\$3,500,000	Immediate	<ul style="list-style-type: none"> - Zoning: M1-1 - 2 drive-in doors - 15' ceiling height - Power: 400 amps - New roof - Close to subways and highways 	

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37-24 34th Street Long Island City Contact: Joshua Kleinberg (718) 289-7709 Matthew Giordano (718) 289-7721	Lot Size: 3,065 Buildable: 9,200	Sale	\$3,000,000	Immediate	<ul style="list-style-type: none"> - Lot Dimensions: 30' x 97.5' - Block/Lot: 375/29 - Zoning: R6A/M1-2/LIC - FAR: 3.0 - The property has 30 ft of frontage on 34th Street. There is currently a 3,400 SF warehouse with mezzanine on the site that will be occupied by the current tenant until August of 2016 	
45-30 38th Street Long Island City Contact: Joshua Kleinberg (718) 289-7709	10,000	Sublease	Upon Request	Immediate	<ul style="list-style-type: none"> - Sublease through 12/31/16 - M1-4 Zoning - 2 drive-in doors - 16' ceiling height - Power: 400 amps - Floor drains - LaGuardia Airport (LGA) – 6.2 miles away 	
47-01 Van Dam Street Long Island City Contact: Joshua Kleinberg (718) 289-7709 John Reinertsen (718) 289-7720	+/- 54,000	Sale	Upon Request	Arranged	<ul style="list-style-type: none"> - Three (3) story plus basement: +/- 14,500 SF per floor (1-3) - Lower level: +/- 10,000 SF - Zoning: M1-4 - One passenger and one freight elevator - Great corner location - Three street frontage 	



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97-25 Beach Channel Drive Rockaway Beach Contact: John Reinertsen (718) 289-7720 Elli Klapper (718) 289-7719	42,500	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Block/Lot: 16153/28 - Year built (est.): 1986 - Acreage: 1.30 acres - Parking: Street only - Ceiling Height: 20' - HVAC: Full climate control - Fully sprinklered - 2 loading docks, 1 leveler, 1 drive-in door - Floor drains throughout - Subway access 1 block away 	
243-10 132nd Road Rosedale Contact: Evangelos Gougoussis (718) 712-1000	21,219 SF lot	Sale	\$2,500,000	Immediate	<ul style="list-style-type: none"> - Lot Dimensions: 96.58 ft. x 71.17 ft. - FAR: .5 - Zoning: C1-3/R2 - Tax Class: 4 - Taxes: Projected value: \$123,000 	
145-69 226th Street Springfield Gardens Contact: Frank Liggio (718) 723-3590	3,000 office	Lease	\$26.00	Immediate	<ul style="list-style-type: none"> - Off street parking - 6 Docks - 14' clear 	






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276 Starr Street Brooklyn Contact: Abe Gross (718) 289-7712	7,500	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - 2 story commercial building - 1st lease in many decades - Lite 4 sides - Jefferson stop L-train located on corner - High ceilings - Many uses: Social Hall, Retail, Offices, etc. 	
364-394 Maspeth Avenue Brooklyn Contact: John Reinertsen (718) 289-7720 Abe Gross (718) 289-7712	26,610 8 acres	Sale or Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Zoning: M3-1 - FAR: 2 - Buildable SF: 726,180 SF - Building SF includes: Office Ground Floor – 7,838 SF Office Second Floor – 3,000 SF Warehouse #1 – 4,050 SF Warehouse #2 – 2,800 SF Mechanic Shop – 4,975 SF Small Building – 938 SF 	
511 Barry Street Bronx Contact: John Reinertsen (718) 289-7720	91,500	Lease	\$11 psf, net	Immediate	<ul style="list-style-type: none"> - 91,500 sq. ft. available in a 134,732 sq. ft. warehouse on a 200,000 sq. ft. plot - 12 loading docks - 2-car rail siding - Floor drains - Zoned M1 - #6 subway line within walking distance - Minutes to Manhattan, Bridges and Interstate Highways 	






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1300 Viele Avenue Bronx Contact: John Reinertsen (631) 370-7720	120,760	Sale or Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Strategic Hunts Point market location - Ideal for food distribution or manufacturing - Cooler areas: +/- 18,647 SF - Freezer Area: +/- 9,275 SF - 9 interior tailgate doors - 7 drive-in doors - Zoning: M3 	








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137-61 Queens Boulevard Briarwood Contact: Dean Rosenzweig (718) 289-7715 Jeremy Scholder (718) 289-7704	3,000 plus basement	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Frontage: 29' along Queens Blvd. & 58' along Main Street - Neighboring Tenants: Chase, Dunkin' Donuts, Key Food, USPS - Short walk to Briarwood Subway Station and several MTA Bus Lines - Existing bank infrastructure vault, safe deposit boxes and fully built-out basement level 	
129-17—129-19 20th Avenue College Point Contact: Dean Rosenzweig (718) 289-7715 Jeremy Scholder (718) 289-7704	4,000	Ground Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Corner ground lease/build-to-suit opportunity at signalized intersection on prime 20th Avenue - Lot Dimensions: 40' x 100' - Zoning: M1-1 - Neighboring Tenants: Target, BJ's, P.C. Richard & Sons, TJ Maxx, Starbucks, McDonald's, Babies 'R' Us, Modell's, Petco, Queens Community Bank, Staples, Waldbaum's, Old Navy 	
The Promenade Shops at Lefrak City, Corona Contact: Dean Rosenzweig (718) 289-7715 Michael Lee 李冠雲 (718) 289-7703 Jeremy Scholder (718) 289-7704	Space N+O: 2,143 Space R: 9,143 Space T: 10,000	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Complete renovation of 75,000 SF retail strip center in the heart of Corona/Lefrak City - Ceiling height: +/- 16 feet - Parking deck w/ approx. 30 spaces - Nearly 5,000 apartments in Lefrak alone - Rare visibility from LI E - Approx. 175,000 residents within 1 mile 	






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71-15/71-17 Austin Street Forest Hills New Listing Contact: Dina Coulianidis (718) 289-7708	Ground: 2,400* 2 nd : 2,200 Basement: 2,400 *divisible to 1,200 SF	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Frontage: 16 feet or 32 feet - Ceiling Heights: Ground – 10 feet 2nd – 9 feet Basement – 7 feet - Venting is possible 	
The Crossing at Jamaica Station Jamaica Contact: Adam Bass (631) 370-6028 Jillian Ramirez (631) 370-6031 John Hanlon (631) 370-6030	1st – 21,240 SF ± 2nd – 30,563 SF ± 3rd – 30,587 SF ±	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - \$350M mixed income complex of two buildings with 580 apartment units total, and 106,000 ± sf of retail - Located adjacent to the LIRR Jamaica Train Station (15 Minutes to/from Penn Station) - 8 Minutes to/from JFK airport via Airtrain - Less than a ½ Mile from the York College Campus - Parking: 168 Spaces (84 Stackers) below grade 	
166-16 Jamaica Avenue Jamaica Contact: Dean Rosenzweig (718) 289-7715 Dina Coulianidis (718) 289-7708 Jeremy Scholder (718) 289-7704	Ground: 4,000 2 nd : 4,000 Basement: 4,000 All divisions considered	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Heart of Jamaica Avenue retail corridor - 50' frontage - Ceiling height: 10' on ground & 2nd - Convenient municipal parking located across the street - Regional transportation hub with access to LIRR, Airtrain to JFK, subway & bus lines and 5,000+ parking spaces - Multiple national and regional retailers located on Jamaica Avenue 	







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36-01 37th Avenue Long Island City Contact: Joshua Kleinberg (718) 289-7709 Jeremy Scholder (718) 289-7704	+/- 26,000	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Natural divisions of +/- 10,000 SF; +/- 10,000 SF; +/- 6,000 SF - Primer corner Long Island City retail opportunity with natural divisions available - Zoning: M1-1 - Northern Blvd corridor with tremendous vehicular traffic - Three street frontage - Advertising Billboard opportunity 	
57-05 Myrtle Avenue Ridgewood Contact: Dean Rosenzweig (718) 289-7715 Abe Gross (718) 289-7712 Jeremy Scholder (718) 289-7704	1,700 500 – Mezzanine Full Basement	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Between Seneca and Onderdonk Avenues - Frontage: 19.5 feet - Neighboring tenants: TD Bank, 7-Eleven, Popular Community Bank - Carter's - Burger King - Taco Bell 	
230 Livingston Street Brooklyn Contact: Jeremy Scholder (718) 289-7704 Dean Rosenzweig (718) 289-7715 Dina Couliandis (718) 289-7708	1,462	Lease	Upon Request	Arranged	<ul style="list-style-type: none"> - Located in the heart of Downtown Brooklyn - More than 5,000 new residential units have been built in the immediate trade area - Immediate area retailers include Macy's, Dallas BBQ, Sleepy's, Planet Fitness, Seattle's Best Coffee, IHOP and Popeye's Chicken - The Addison has underground paid-parking 	

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365 Bridge Street Brooklyn Contact: Dean Rosenzweig (718) 289-7715 Jeremy Scholder (718) 289 7704	4,206	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Ceiling Height: 18' - Neighboring Tenants: H&M, Modell's, Macy's, Nordstrom Rack & T.J. Maxx - Close proximity to the Jay Street MetroTech subway station (A, C, F and R lines) - One block from Fulton Mall - Parking garage in the building - At the base of a 219-residential unit building 	
1276-1282 Broadway Brooklyn Dean Rosenzweig (718) 289-7715 Jeremy Scholder (718) 289-7704 Dina Coulianidis (718) 289-7708	1,880	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Frontage: 60 feet on Broadway - Short walk to MTA Subway (J,Z) at Gates Ave - Steps to MTA Buses (B47,Q24) - Neighboring Tenants: Dunkin' Donuts, Bank of America, Subway, Payless, Family Dollar, NY Community Bank 	



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2505-2521 Coney Island Ave Brooklyn Dean Rosenzweig (718) 289-7715 Jeremy Scholder (718) 289-7704	25,520	Sale	\$11 Million	Immediate	<ul style="list-style-type: none"> - Tax Lots: Block 737 – Lots 83/90 - Frontage: 156.92 feet - Building Area: 11,500 SF - Zoning: C8-1/R4 - Existing Floor Area Ratio: 0.5 - Maximum Floor Area Ratio: 1.0 - 29,037 VPD - 156.92' of frontage along Coney Island Ave. - Site is mid-block, located approx. 140 ft. from the intersection of Coney Island Ave and Avenue V. 	
2450 Flatbush Avenue & 4201-4209 Avenue U Brooklyn Dina Coulianidis (718) 289-7708	<u>2450 Flatbush Ave</u> 15,000 SF <u>4201-4209 Ave U</u> 10,000 SF	Lease	Upon Request	Immediate	Both properties located across from Kings Plaza Shopping Mall <u>2450 Flatbush Avenue</u> <ul style="list-style-type: none"> - Frontage: 60 feet - Total Available: 15,000 SF - Ground Floor: 4,800 SF - Second Floor: 4,200 SF - Selling Basement: 6,000 SF - Ceiling Height: Ground & Second (11 Feet), Basement (9 Feet) - Delivery: Immediate <u>4201-4209 Avenue U</u> <ul style="list-style-type: none"> - Available: Whole strip (10,000 SF - 100' X 100' frontage OR two retail stores (1,600 SF - 16' frontage, 1,500 SF - 15' frontage) - Ceiling height: 14', no basement - Neighboring Tenants: 7 Eleven, DXL Mens, Pro Health, CVS, Sleepy's, Gothic Cabinet, Bob's Furniture 	 

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Riverdale Crossing Broadway & 237th Street Bronx Contact: John Hanlon (631) 370-6030	2,305 & 1,640	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Anchor: BJ's Wholesale Club - Co-Tenants: Petco, Buffalo Wild Wings, City MD, Bank of America, Chipotle, T-Mobile, Subway and Dunkin Donuts - 81,225 people in 1 mile radius; 699,261 people in 3 mile radius 	
68 E. 161st Street Bronx Contact: Dean Rosenzweig (718) 289-7715 Jeremy Scholder (718) 289-7704 Dina Coulianidis (718) 289-7708	2,475 + full basement	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Frontage: Approx. 25 feet along E. 161st Street - Former "Stub Hub" Ticket Office - Across the street from Yankee Stadium - One block from the Bronx Supreme Court - Steps from the 161 St-Yankee Stadium Subway (B/D/4) with 8.83 Million Annual Ridership (2012) 	
256-258 W. 125th Street Harlem Contact: Dina Coulianidis (718) 289-7708	Ground: 15,000 2 nd : 15,000 Lower: 15,000 (All divisions considered)	Lease	Upon Request	Immediate	<ul style="list-style-type: none"> - Frontage: 50' along 125th Street, 100' along 124th Street - Zoning: 125th Street: C4-4D 124th Street: C6-3 - Allows for additional buildable retail of 70,644 SF - Neighbors: Apollo Theatre, Whole Foods, H&M, DSW, American Apparel, Marshalls, Duane Reade, The Children's Place, Red Lobster, Blink Fitness, Banana Republic 	 



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150 Grand Street Carlstadt Contact: William Domsky (631) 370-6017	26,180	Sale	\$140 PSF	Immediate	<ul style="list-style-type: none"> - Land size: 1.8 +/- acres - Column spacing: 29'w x 29'd - Loading docks: 2 exterior positions - Drive-ins: 2 overhead doors - UPS docks: 1 - Ceiling heights: 14,100 SF @ 19', 9,880 SF @ 16' - Parking: 25 cars - Power: 675 amps - Taxes: +/- \$40,466 	