



REALESTATE

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Inked



1440 Church St., Bohemia

Rainbow Real Estate Holdings purchased a 16,500-square-foot industrial building on 1.07 acres at 1440 Church St. in Bohemia for \$2.035 million. Mark Pawlitschek of **Coldwell Banker Commercial Island Corporate Services** represented the buyer, while Jeffrey Horn of **Schacker Realty** represented seller LCVT LLC in the sales transaction.



1440 Church St., Bohemia

C&C Inc./Quality Landscape Management leased 9,500 square feet of industrial space at 1440 Church St. in Bohemia. Jeffrey Horn of **Schacker Realty** represented the tenant, as well as the landlord, Rainbow Real Estate Holdings, in the lease transaction.



45 Fairchild Ave., Plainview

Little Bird Chocolates leased 9,450 square feet of industrial space at 45 Fairchild Ave. in Plainview. Gary Friedman and Jeffrey Horn of **Schacker Realty** represented the tenant, while Chuck Tabone of **Newmark Knight**

Frank represented landlord Fairchild Warehouse Associates in the lease transaction.



13 Hendrickson Ave., Lynbrook

13 Hendrickson LLC, an entity registered to an HVAC firm, purchased a 3,850-square-foot office building at 13 Hendrickson Ave. in Lynbrook for \$1 million. Brian Lewis of **Exp Realty** represented the buyer, while James Parnes of **Schacker Realty** represented seller I. Levy Investments in the sales transaction.



389 Peninsula Blvd., Hempstead

Peninsula Holdings LLC, a Hempstead-based real estate investment firm, purchased a 9,500-square-foot center on .46 acres at 389 Peninsula Blvd. in Hempstead for \$2.35 million. Renovated in 2010, the center has seven stores, five of which are currently occupied. Michael Tuccillo and Willie Jalbough of **Marcus & Millichap** represented the buyer, as well as the seller, 391 Peninsula Realty Corp., in the sales transaction.



6 Connor Lane, Deer Park

Wenonah, N.J.-based Progressive Pipeline Management purchased an

11,000-square-foot industrial building on .78 acres at 6 Connor Lane in Deer Park for \$1.6 million. The company specializes in trenchless technologies to restore aging, damaged or leaking underground pipes and related infrastructure. Michael Freedberg of **Suffolk Industrial Properties** represented the buyer, as well as the seller, Kaminsky Realty, in the sales transaction.



2380 Pond Road, Ronkonkoma

NYCON Diamond & Tool leased 4,500 square feet of industrial space at 2380 Pond Road in Ronkonkoma. Michael Zere of **Zere Real Estate Services** represented the tenant, as well as the landlord, 2380 Pond Road LLC, in the lease transaction.



385 Bayview Ave., Amityville

Modified Concepts, a custom wheel distributor, leased 5,000 square feet of industrial space at 385 Bayview Ave. in Amityville. Matt Balzano of **Schacker Realty** represented the tenant, while **Schacker Realty's** Jeffrey Horn and Chris Ferencsik represented landlord Edward's Florist Building Corp. in the lease transaction.

115 Bi-County Blvd., Farmingdale

CCTV Services leased 5,050 square feet of industrial space at 115 Bi-County Blvd. in Farmingdale. Jeffrey Horn of **Schacker Realty** represented the



tenant, as well as the landlord, MBS3 LLC, in the lease transaction.



1 Commercial Ave., Garden City

Store No. 6, a women's apparel retailer, leased 7,300 square feet of warehouse space at 1 Commercial Ave. in Garden City. In addition, Ace Concepts, a marketing subcontractor for Verizon and other communication firms, leased 2,000 square feet at the same building. Andy Dorman of **Hunt Corporate Services** represented the tenants and landlord, Narula Real Estate, in the lease transactions.



36 Wheeler Road, Central Islip

2-32C Wheeler Road Inc., a corporate affiliate of a Long Island-based real estate investment and development firm, purchased a 900-square-foot retail store on .12 acres at 36 Wheeler Road in Central Islip for \$495,000. Roger Delisle of **Island Associates Real Estate** represented the buyer as well as the seller, Generation 111 Properties Co. LLC, in the sales transaction.

Long Island office market (Q4 2019)



	Vacancy rate	Leasing activity (SF)	Avg. asking rent (per SF)
Nassau	9.3%	222,674	\$30.03
Suffolk	11.1%	189,747	\$25.16
Long Island	10%	412,421	\$27.65

Source: CBRE