

# TRANSACTION HIGHLIGHTS

January

**Transaction Archive**

2006

**Lessor/Seller:** CLK HOULIHAN PARNES OFFICE MANAGEMENT  
**Lessee/Purchaser:** TRIUMPH FUNDING CORP  
**Address:** 175 Crossways Park West, Woodbury, NY  
**Sq Ftge:** 40,000

**Lessor/Seller:** CLK HOULIHAN PARNES OFFICE MANAGEMENT  
**Lessee/Purchaser:** TRIUMPH FUNDING CORP  
**Address:** 1000 Woodbury Rd, Woodbury, NY  
**Sq Ftge:** 20,421

**Lessor/Seller:** LONG ISLAND INDUSTRIAL GROUP LLC  
**Lessee/Purchaser:** PYRAMID NETWORK SERVICES LLC  
**Address:** 325 Duffy Ave, Hicksville, NY  
**Sq Ftge:** 10,000

**Lessor/Seller:** RECKSON ASSOCIATES REALTY CORP  
**Lessee/Purchaser:** EMPIRE EXEC & PROFESSIONAL REGISTRY  
**Address:** Reckson Plaza, Uniondale, NY  
**Sq Ftge:** 14,484

**Lessor/Seller:** COUGAR MANAGEMENT INC  
**Lessee/Purchaser:** FRANKLIN FIRST FINANCIAL LTD  
**Address:** 6901 Jericho Tpke, Syosset, NY  
**Sq Ftge:** 15,300

**Lessor/Seller:** LG REALTY LLC  
**Lessee/Purchaser:** CITIFINANCIAL  
**Address:** Lakeshore Commons, Ronkonkoma, NY  
**Sq Ftge:** 2,250

**Lessor/Seller:** EMC EQUITIES AND LINAMAR, INC (dba J&L Realty)  
**Lessee/Purchaser:** NELSON GOODMAN  
**Address:** 245 Marcus Blvd, Hauppauge, NY  
**Sq Ftge:** 37,275



Recent Transactions



December

**Transaction Archive**

2005

**Lessor/Seller:** STERLING EQUITIES  
**Lessee/Purchaser:** FXC REALTY CORP  
**Address:** 115 Broadhollow Rd, Melville, NY  
**Sq Ftge:** 3,993

**Lessor/Seller:** REIT MANAGEMENT & RESEARCH  
**Lessee/Purchaser:** VERITEXT LLC  
**Address:** 200 Old Country Rd, Mineola, NY  
**Sq Ftge:** 8,667

**Lessor/Seller:** IRACE REICHMANN ASSOCIATES  
**Lessee/Purchaser:** WORLDUS, INC  
**Address:** 175 Lauman Lane, Hicksville, NY  
**Sq Ftge:** 10,800

**Lessor/Seller:** SYMBOL TECHNOLOGIES  
**Lessee/Purchaser:** NORTH ATLANTIC INDUSTRIES  
**Address:** 110 Wilbur Pl, Bohemia, NY  
**Sq Ftge:** 30,000



December

**Transaction Archive**

2005

**Lessor/Seller:** LONG ISLAND INDUSTRIAL GROUP LLC  
**Lessee/Purchaser:** ELM FREIGHT HANDLERS INC  
**Address:** 100 Spence St, Bay Shore, NY  
**Sq Ftge:** 60,000

**Lessor/Seller:** LONG ISLAND INDUSTRIAL GROUP LLC  
**Lessee/Purchaser:** BELCO INDUSTRIES INC  
**Address:** 99 Lafayette Dr, Syosset, NY  
**Sq Ftge:** 15,000

**Lessor/Seller:** RP STELLAR STRONG ISLAND LLC  
**Lessee/Purchaser:** HLB GREAT LEASING CO LLC  
**Address:** 1981 Marcus Ave, Lake Success, NY  
**Sq Ftge:** 3,100

**Lessor/Seller:** RP STELLAR STRONG ISLAND LLC  
**Lessee/Purchaser:** METROPOLITAN LIFE INSURANCE CO  
**Address:** 1981 Marcus Ave, Lake Success, NY  
**Sq Ftge:** 13,598



November

**Transaction Archive**

2005

**Lessor/Seller:** FRANKLIN AVENUE PLAZA ASSOCIATES  
**Lessee/Purchaser:** METROPOLITAN LIFE INSURANCE CO  
**Address:** 1205 Franklin Ave, Garden City, NY  
**Sq Ftge:** 7,000

**Lessor/Seller:** LAKE PARK 135 CROSSWAYS PARK DR LLC  
**Lessee/Purchaser:** KAUFMAN, SCHNEIDER & BIANCO, LLP  
**Address:** 135 Crossways Pk Dr, Woodbury, NY  
**Sq Ftge:** 12,121

**Lessor/Seller:** ALFRED JAEGER INC  
**Lessee/Purchaser:** FETPAK INC  
**Address:** 66 Austin Blvd, Commack, NY  
**Sq Ftge:** 36,000

**Lessor/Seller:** 570 PROPERTIES INC  
**Lessee/Purchaser:** JASPAN SCHLESSINGER HOFFMAN  
**Address:** 80 Swalm St, Westbury, NY  
**Sq Ftge:** 9,079

**Lessor/Seller:** THE BANK OF NEW YORK  
**Lessee/Purchaser:** IVY ASSET MANAGEMENT CORP  
**Address:** 591 Stewart Ave, Garden City, NY  
**Sq Ftge:** 33,212

Recent Transactions



November

**Transaction Archive**

2005

**Lessor/Seller:** LAKE PARK 135 CROSSWAYS PARK DR LLC  
**Lessee/Purchaser:** 180 CONNECT.NET  
**Address:** 135 Crossways Park Dr, Woodbury, NY  
**Sq Ftge:** 11,186

**Lessor/Seller:** BRIARWOOD PLAZA LLC  
**Lessee/Purchaser:** MERRILL LYNCH PEARCE FENNER & SMITH INC  
**Address:** 36-35 - 36-37 Bell Blvd, Bayside, NY  
**Sq Ftge:** 9,800

**Lessor/Seller:** LONG ISLAND INDUSTRIAL GROUP LLC  
**Lessee/Purchaser:** THE GAMUT GROUP LLC  
**Address:** 99 Lafayette Dr, Syosset, NY  
**Sq Ftge:** 14,110

**Lessor/Seller:** LONG ISLAND INDUSTRIAL GROUP, LLC  
**Lessee/Purchaser:** SEENA INTERNATIONAL, INC  
**Address:** 95 Horseblock Rd, Yaphank, NY  
**Sq Ftge:** 128,930

**Lessor/Seller:** ANWAR CHITAYET  
**Lessee/Purchaser:** USA FAMILY OUTLET, INC  
**Address:** 110 Oser Ave, Hauppauge, NY  
**Sq Ftge:** 56,877



October

**Transaction Archive**

2005

**Lessor/Seller:** CASTLE HARBOR ASSOCIATES  
**Lessee/Purchaser:** DAVID KLIERS  
**Address:** 915 Long Island Avenue, Deer Park, NY  
**Sq Ftge:** 90,000

**Lessor/Seller:** 666 OLD COUNTRY RD LLC  
**Lessee/Purchaser:** SUSSMAN, LEFKOWITZ & SARSHIK INC  
**Address:** 666 Old Country Rd, Garden City, NY  
**Sq Ftge:** 1,640

**Lessor/Seller:** QUALITY PLAZA REALTY LLC  
**Lessee/Purchaser:** ARCHWAY MOTHER COOKIE CO  
**Address:** 230 Engineers Dr, Hicksville, NY  
**Sq Ftge:** 9,400

**Lessor/Seller:** REIT MANAGEMENT & RESEARCH  
**Lessee/Purchaser:** BELLAVIA, GENTILE & ASSOCIATES  
**Address:** 200 Old Country Road, Mineola, NY  
**Sq Ftge:** 4,868



October

**Transaction Archive**

2005

**Lessor/Seller:** 114 OLD COUNTRY RD LLC  
**Lessee/Purchaser:** MHP ASSOCIATES INC  
**Address:** 114 Old Country Rd, Mineola, NY  
**Sq Ftge:** 2,770

**Lessor/Seller:** 114 OLD COUNTRY ROAD LLC  
**Lessee/Purchaser:** NICOLINI, PARADISE, FERRETTI & SABELLA  
**Address:** 114 Old Country Rd, Mineola, NY  
**Sq Ftge:** 7,276

**Lessor/Seller:** BEITLER COMMERCIAL REALTY SERVICES - TCN WORLDWIDE  
**Lessee/Purchaser:** MEDICINE MADE EASY  
**Address:** 19300 Hamilton Ave, Gardena CA  
**Sq Ftge:** Not Available

**Lessor/Seller:** MARGUERITE F /JEROME A BRICKER  
**Lessee/Purchaser:** 35 W JEFRYN BOULEVARD, LLC  
**Address:** 35 W Jefryn Blvd, Deer Park, NY  
**Sq Ftge:** 30,000



September

**Transaction Archive**

2005

**Lessor/Seller:** Steel Equities  
**Lessee/Buyer:** Keyspan  
**Address:** 25 Hub Drive, Melville, NY  
**Sq Ftge:** 133,000

**Lessor/Seller:** Arrow Electronics Inc  
**Lessee/Buyer:** Steel/Arrow  
**Address:** 25 Hub Drive, Melville, NY  
**Sq Ftge:** 133,000

**Lessor/Seller:** Mr. David Kliers  
**Lessee/Buyer:** Aeroflex Plainview Inc  
**Address:** 18B Evergreen Pl, Deer Park, NY  
**Sq Ftge:** 10,000

**Lessor/Seller:** Quoizel Corp  
**Lessee/Buyer:** D&A Hauppauge LLC  
**Address:** 590 Old Willets Path, Hauppauge, NY  
**Sq Ftge:** 14,200

**Lessor/Seller:** Franklin Avenue Plaza LLC  
**Lessee/Buyer:** New York Times Company  
**Address:** 1325 Franklin Ave, Garden City, NY  
**Sq Ftge:** 1,293

**Lessor/Seller:** Henry S. Miller  
**Lessee/Buyer:** Great Expectations  
**Address:** Great Hills Corporate Center, Austin, TX  
**Sq Ftge:** 1,869



September

**Transaction Archive**

2005

**Lessor/Seller:** Quality Plaza Realty  
**Lessee/Buyer:** Coastal Soccer LLC  
**Address:** 960 South Broadway, Hicksville, NY  
**Sq Ftge:** 1,030

**Lessor/Seller:** 55 Farmingdale, LLC  
**Lessee/Buyer:** Century Carriers Inc  
**Address:** 55 Engineers Lane, Farmingdale, NY  
**Sq Ftge:** 88,405

**Lessor/Seller:** Aaxis Mortgage Corp  
**Lessee/Buyer:** Berkshire Financial Group, Inc  
**Address:** 303 East Merrick Rd, Lynbrook, NY  
**Sq Ftge:** 2,635

**Lessor/Seller:** DHD Windows & Doors  
**Lessee/Buyer:** Penn-Plax Inc  
**Address:** 681 Old Willets Path, Hauppauge, NY  
**Sq Ftge:** 12,859

**Lessor/Seller:** Vidal Wettenstein  
**Lessee/Buyer:** MSC  
**Address:** 269 Woodmont Rd, Milford, CT  
**Sq Ftge:** (not available)



August

**Transaction Archive**

2005

**Lessor/Seller:** General Electric Credit Equities, Inc  
**Lessee/Buyer:** 99 Washington LLC  
**Address:** 99 Washington Avenue, Albany, NY  
**Sq Ftge:** 740,223

**Lessor/Seller:** Long Island Industrial Group LLC  
**Lessee/Buyer:** Morey Publishing LLC  
**Address:** 276 Duffy Avenue, Hicksville, NY  
**Sq Ftge:** 12,930

**Lessor/Seller:** Gateways @ Lake Success  
**Lessee/Buyer:** Old Merchants Mortgage Inc  
**Address:** 1983 Marcus Avenue, Lake Success, NY  
**Sq Ftge:** 3,050

**Lessor/Seller:** REIT Management & Research  
**Lessee/Buyer:** CGAA Inc  
**Address:** One Suffolk Square, Islandia, NY  
**Sq Ftge:** 2,032

**Lessor/Seller:** Lighthouse Real Estate Management  
**Lessee/Buyer:** Newman Company  
**Address:** 925 Hempstead Turnpike, Franklin Square, NY  
**Sq Ftge:** 2,096

**Lessor/Seller:** Long Island Industrial Group LLC  
**Lessee/Buyer:** Vision Quest Lighting Inc  
**Address:** 90 Thirteenth Avenue, Ronkonkoma, NY  
**Sq Ftge:** 5,600

**Lessor/Seller:** Rechler Equities B-3 LLC  
**Lessee/Buyer:** RVSI Inspection LLC  
**Address:** 425 Rabro Drive, Hauppauge, NY  
**Sq Ftge:** 32,841

Recent Transactions



July

**Transaction Archive**

2005

**Lessor/Seller:** Burnham Real Estate Services  
**Lessee/Buyer:** MSC Industrial Direct Co Inc  
**Address:** 5715 Kearny Villa Road, San Diego, CA  
**Sq Ftge:** 4,284

**Lessor/Seller:** Simone Development Company, LLC  
**Lessee/Buyer:** Premium Armored Services Inc  
**Address:** 74 Alpha Plaza, Hicksville, NY  
**Sq Ftge:** 10,000

**Lessor/Seller:** Simone Development Company, LLC  
**Lessee/Buyer:** Coral Graphic Services Inc  
**Address:** 1 Enterprise Place, Hicksville, NY  
**Sq Ftge:** 10,831

**Lessor/Seller:** BDG 115 Broadhollow LP  
**Lessee/Buyer:** CosmoCom Inc  
**Address:** 121 Broad Hollow Road, Melville, NY  
**Sq Ftge:** 28,000

**Lessor/Seller:** Percival McGuire Commercial RE Brokerage  
**Lessee/Buyer:** MSC Industrial Direct Co Inc  
**Address:** 3410A St Vardell Lane, Charlotte, NC  
**Sq Ftge:** 3,505

Recent Transactions



July

**Transaction Archive**

2005

**Lessor/Seller:** Stewart & Clinton LLC  
**Lessee/Buyer:** The Bank of New York  
**Address:** 71 Clinton Road, Garden City, NY  
**Sq Ftge:** 4,200

**Lessor/Seller:** REIT Management & Research  
**Lessee/Buyer:** HSBC Bank USA  
**Address:** 200 Old Country Road, Mineola, NY  
**Sq Ftge:** 3,027

**Lessor/Seller:** REIT Management & Research  
**Lessee/Buyer:** HSBC Bank USA  
**Address:** 200 Old Country Road, Mineola, NY  
**Sq Ftge:** 2,974

**Lessor/Seller:** Gateways @ Lake Success  
**Lessee/Buyer:** Washington Mutual Bank, FA  
**Address:** 1983 Marcus Avenue, Lake Success, NY  
**Sq Ftge:** 2,605

**Lessor/Seller:** Gateways @ Lake Success  
**Lessee/Buyer:** Tender Loving Care Health Care  
**Address:** 1983 Marcus Avenue, Lake Success, NY  
**Sq Ftge:** 46,991



June

**Transaction Archive**

2005

**Lessor/Seller:** Catholic Health Services  
**Lessee/Buyer:** E-Home Credit Corp  
**Address:** 190 Motor Parkway, Hauppauge, NY  
**Sq Ftge:** 8,500

**Lessor/Seller:** BRW Realty Corp  
**Lessee/Buyer:** All Island Tents Inc  
**Address:** 155 E Hoffman Avenue, Lindenhurst, NY  
**Sq Ftge:** 20,600

**Lessor/Seller:** F O B Realty LLC  
**Lessee/Buyer:** AAA Air Express  
**Address:** 220 Lawrence Avenue, Lawrence, NY  
**Sq Ftge:** 11,200

**Lessor/Seller:** REIT Management & Research  
**Lessee/Buyer:** Business Dynamics LLC  
**Address:** 200 Old Country Road, Mineola, NY  
**Sq Ftge:** 6,156

**Lessor/Seller:** 123 Frost Associates LP  
**Lessee/Buyer:** Medi-Plus Associates, Inc  
**Address:** 123 Frost Street, Westbury, NY  
**Sq Ftge:** 5,319

**Lessor/Seller:** Rockaway Office LLC  
**Lessee/Buyer:** Aegis Wholesale Corporation  
**Address:** 100 Enterprise Drive, Rockaway, NJ  
**Sq Ftge:** 6,154



June

**Transaction Archive**

2005

**Lessor/Seller:** Albanese Development Corporation  
**Lessee/Buyer:** Community National Bank  
**Address:** 1055 Franklin Avenue, Garden City, NY  
**Sq Ftge:** 3,511

**Lessor/Seller:** Long Island Industrial Group LLC  
**Lessee/Buyer:** M.K. Art, Inc  
**Address:** 95 Seaview Boulevard, Port Washington, NY  
**Sq Ftge:** 6,400

**Lessor/Seller:** Long Island Industrial Group LLC  
**Lessee/Buyer:** Sports Performance-Syosset, Inc  
**Address:** 575 Underhill Boulevard, Syosset, NY  
**Sq Ftge:** 15,000

**Lessor/Seller:** Lanco Corporation  
**Lessee/Buyer:** Shorewood Packaging Corp  
**Address:** 350 Wireless Boulevard, Hauppauge, NY  
**Sq Ftge:** 8,263

**Lessor/Seller:** Capital Distributors Corp  
**Lessee/Buyer:** Riverhead Building Supply  
**Address:** 400 Motor Parkway, Hauppauge, NY  
**Sq Ftge:** 37,000

**Lessor/Seller:** Nationwide  
**Lessee/Buyer:** Mortgage Direct  
**Address:** 1979 Marcus Avenue, Lake Success, NY  
**Sq Ftge:** 6,266

Recent Transactions



May

Transaction Archive

2005

**Lessor/Seller:** Long Island Industrial Group LLC  
**Lessee/Buyer:** N.T.D. Construction Corp  
**Address:** 79 Express Street, Plainview, NY  
**Sq Ftge:** 7,000

**Lessor/Seller:** Long Island Industrial Group LLC  
**Lessee/Buyer:** Studio Hong Photo International Inc  
**Address:** 95 Seaview Boulevard, Port Washington, NY  
**Sq Ftge:** 7,725

**Lessor/Seller:** Long Island Industrial Group LLC  
**Lessee/Buyer:** Mastec North America  
**Address:** 90 Thirteenth Avenue, Ronkonkoma, NY  
**Sq Ftge:** 8,372

**Lessor/Seller:** Long Island Industrial Group LLC  
**Lessee/Buyer:** American Defense Systems, Inc  
**Address:** 230 Duffy Avenue, Hicksville, NY  
**Sq Ftge:** 15,000

**Lessor/Seller:** Long Island Fireproff Door, Inc.  
**Lessee/Buyer:** Jason J. Kim Dental Lab Inc.  
**Address:** 5 Harbor Park Drive, Port Washington, NY  
**Sq Ftge:** 14,000



May

**Transaction Archive**

2005

**Lessor/Seller:** 125 Baylis Road Assoc., LP  
**Lessee/Buyer:** Enviro Services & Construction  
**Address:** 125 Baylis Road, Melville, NY  
**Sq Ftge:** 7,058

**Lessor/Seller:** 114 Old Country Road, LLC  
**Lessee/Buyer:** Citibank, NA  
**Address:** 114 Old Country Road, Mineola, NY  
**Sq Ftge:** 4,698

**Lessor/Seller:** Oyster Bay Properties  
**Lessee/Buyer:** Cameron Engineering & Associates LLP  
**Address:** 100 Sunnyside Boulevard, Woodbury, NY  
**Sq Ftge:** 19,844

**Lessor/Seller:** RCG Holdings Inc  
**Lessee/Buyer:** Southern Star Mortgage Corp  
**Address:** 90 Merrick Avenue, East Meadow, NY  
**Sq Ftge:** 9,493

**Lessor/Seller:** 35 Marcus LLC  
**Lessee/Buyer:** Penn-Plax, Inc.  
**Address:** 35 Marcus Boulevard, Hauppauge, NY  
**Sq Ftge:** 46,000



April

**Transaction Archive**

2005

**Lessor/Seller:** Gateways @ Lake Success  
**Lessee/Buyer:** Security Co d/b/a Honeywell Security  
**Address:** 1981 Marcus Avenue, Lake Success, NY  
**Sq Ftge:** 4,900

**Lessor/Seller:** Quoizel  
**Lessee/Buyer:** Woodbury Automotive Warehouse  
**Address:** 590 Old Willets Path, Hauppauge, NY  
**Sq Ftge:** 12,500

**Lessor/Seller:** The Feil Organization  
**Lessee/Buyer:** Geisler Gabriele, LLP  
**Address:** 100 Quentin Roosevelt Boulevard, Garden City, NY  
**Sq Ftge:** 12,175

**Lessor/Seller:** Swissair, Swiss Air Transport Co. LTD  
**Lessee/Buyer:** OSI Pharmaceuticals Inc.  
**Address:** 41 Pinelawn Road, Melville, NY  
**Sq Ftge:** 60,217

**Lessor/Seller:** Makowsky Ringel Greenberg  
**Lessee/Buyer:** Penn-Plax, Inc.  
**Address:** 3360-3370 Miac Cove, Memphis, TN  
**Sq Ftge:** 100,000

Recent Transactions



April

**Transaction Archive**

2005

**Lessor/Seller:** LeShow Enterprises  
**Lessee/Buyer:** Ochs New South Realty LLC  
**Address:** 121 New South Road, Hicksville, NY  
**Sq Ftge:** 38,194

**Lessor/Seller:** Capital Property Advisors  
**Lessee/Buyer:** MSC Industrial Direct  
**Address:** 9255 King James Drive, Dallas, TX  
**Sq Ftge:** 12,665

**Lessor/Seller:** 114 Old Country Road LLC  
**Lessee/Buyer:** Melvin J. Kalish  
**Address:** 114 Old Country Road, Mineola, NY  
**Sq Ftge:** 1,980

**Lessor/Seller:** Reit Management & Research  
**Lessee/Buyer:** Steven S. Shayani, MD, PC  
**Address:** 200 Old Country Road, Mineola, NY  
**Sq Ftge:** 4,577

**Lessor/Seller:** Gateways @ Lake Success  
**Lessee/Buyer:** Walgreen Eastern Co  
**Address:** 1983 Marcus Avenue, Lake Success, NY  
**Sq Ftge:** 6,719

Recent Transactions



March

Transaction Archive

2005

**Lessor/Seller:** Franklin Avenue Plaza Associates  
**Lessee/Buyer:** Hemisphere National Bank  
**Address:** 1305 Franklin Avenue  
**Sq Ftge:** 11,362

**Lessor/Seller:** LaGuardia Corporate Center Assoc LLC  
**Lessee/Buyer:** Ameriquest Mortgage Corp  
**Address:** 75-20 Astoria Boulevard  
**Sq Ftge:** 4,431

**Lessor/Seller:** JQ1 Assocaites LLC  
**Lessee/Buyer:** J H Cohn LLP  
**Address:** 100 Jericho Quadrangle  
**Sq Ftge:** 7,493

**Lessor/Seller:** Long Island Industrial Group LLC  
**Lessee/Buyer:** Halstead Communications, LTD  
**Address:** 33 Comac Loop  
**Sq Ftge:** 8,280

**Lessor/Seller:** Long Island Industrial Group LLC  
**Lessee/Buyer:** Joseph Eletto Transfer, Inc  
**Address:** 600 West John Street  
**Sq Ftge:** 11,170

**Lessor/Seller:** Mony @ Lake Success LLC  
**Lessee/Buyer:** REO Asset Management  
**Address:** 1999 Marcus Avenue  
**Sq Ftge:** 1,750

**Lessor/Seller:** RMW, Inc  
**Lessee/Buyer:** Louise Levine & Tony Musto  
**Address:** 3001 New Street  
**Sq Ftge:** 33,500



February

**Transaction Archive**

2005

- Lessor/Seller:** DGR Partners  
**Lessee/Buyer:** d/b/a MSC Industrial Supply  
**Address:** 2135 Industrial Highway  
**Sq Ftge:** 2,125
- Lessor/Seller:** Reit Management & Research  
**Lessee/Buyer:** Scott Mishkin  
**Address:** One Suffolk Square  
**Sq Ftge:** 1,855
- Lessor/Seller:** Reit Management & Research  
**Lessee/Buyer:** AIG Centennial Insurance  
**Address:** 200 Old Country Road  
**Sq Ftge:** 17,844
- Lessor/Seller:** The Thomas Group of Companies Inc.  
**Lessee/Buyer:** LIHC, Inc.  
**Address:** 1 Michael Avenue  
**Sq Ftge:** 6,762
- Lessor/Seller:** Burns Avenue, LLC  
**Lessee/Buyer:** Appex Collections, Inc  
**Address:** 3 Bruns Avenue  
**Sq Ftge:** 4,500
- Lessor/Seller:** Fair Oak, LLC  
**Lessee/Buyer:** RP Stellar Strong Island LLC  
**Address:** 1981 & 1983 Marcus Ave (Gateway)  
**Sq Ftge:** 669,820



January

**Transaction Archive**

2005

- Lessor/Seller:** Greenway Plaza  
**Lessee/Buyer:** Aegis Mortgage Corporation  
**Address:** 145 Pinelawn Road, Melville, NY  
**Sq Ftge:** 1,914
  
- Lessor/Seller:** 100 Merrick Road LLC  
**Lessee/Buyer:** TrueForge Global Machinery Corp  
**Address:** 100 Merrick Road, Rockville Centre, NY  
**Sq Ftge:** 1,290
  
- Lessor/Seller:** Long Island Industrial Group LLC  
**Lessee/Buyer:** Premier Sydell Ltd  
**Address:** 2905 Veterans Memorial Highway, Ronkonkoma, NY  
**Sq Ftge:** 67,200
  
- Lessor/Seller:** Long Island Industrial Group LLC  
**Lessee/Buyer:** Pro Tissues Inc  
**Address:** 723 Broadway, Holbrook, NY  
**Sq Ftge:** 30,300
  
- Lessor/Seller:** BPF Adams LLC  
**Lessee/Buyer:** Evergood Products Corporation  
**Address:** 140-200 Adams Boulevard, Farmingdale, NY  
**Sq Ftge:** 137,000
  
- Lessor/Seller:** Reckson Associates  
**Lessee/Buyer:** Healthplex, Inc  
**Address:** 333 Earle Ovington Boulevard, Uniondale, NY  
**Sq Ftge:** 44,675
  
- Lessor/Seller:** Franklin Avenue Plaza LLC  
**Lessee/Buyer:** Bergin, Blaustein & Haber, Inc.  
**Address:** 1325 Franklin Avenue, Garden City, NY  
**Sq Ftge:** 3,431



January

**Transaction Archive**

2005

**Lessor/Seller:** Franklin Avenue Plaza Associates  
**Lessee/Buyer:** Frank DePietro  
**Address:** 1205 Franklin Avenue, Garden City, NY  
**Sq Ftge:** 1,000

**Lessor/Seller:** Franklin Avenue Plaza Associates  
**Lessee/Buyer:** Wachovia Securities LLC  
**Address:** 1225 Franklin Avenue, Garden City, NY  
**Sq Ftge:** 11,896

**Lessor/Seller:** Reit Management & Research  
**Lessee/Buyer:** Justin M. Block, PC  
**Address:** One Suffolk Square, Islandia, NY  
**Sq Ftge:** 5,442

**Lessor/Seller:** Boulevard Management Trust  
**Lessee/Buyer:** Coolidge Equities, LTD.  
**Address:** 277, 287, 295 & 305 Northern Boulevard, Great Neck, NY  
**Sq Ftge:** 92,566

**Lessor/Seller:** LKM Expressway Plaza, LP  
**Lessee/Buyer:** Coolidge Equities, LTD.  
**Address:** Expressway Plaza I, II & III, Roslyn Heights, NY  
**Sq Ftge:** 109,664

**Lessor/Seller:** Plaza North Company, LLC  
**Lessee/Buyer:** Coolidge Equities, LTD.  
**Address:** Expressway Plaza IV, Roslyn Heights, NY  
**Sq Ftge:** 38,577

**Lessor/Seller:** General Electric Credit Equities, Inc.  
**Lessee/Buyer:** FP 300 OCR LLC  
**Address:** 300 Old Country Road, Mineola, NY  
**Sq Ftge:** 41,076