



NAI Friedland closes nine deals: Includes seven leases - 56,596 s/f; Also completed two sales totaling \$645,000

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NAI Friedland's industrial and office divisions have closed nine transactions. The combined deals represent seven leases totaling 56,596 s/f and two sales totaling \$645,000.

The industrial division completed seven transactions:

- * The \$330,000 sale of 14,530 s/f at 501 North State Rd., Briarcliff Manor. Industrial specialist Andy Grossman represented the purchaser, Anthony Beldoti Management, and seller, Auto Turismo Sport Limited.
- * Lease of 10,000 s/f at 1163 Leggett Ave. CEO Tony Lembeck represented the landlord, ST1 Realty LLC, and the tenant, Blackridge Construction.
- * Lease of 8,640 s/f at 67 Grant Ave., Harrison. Grossman represented the landlord, Superior Drywall, and the tenant, Fenom Fitness LLC.
- * Lease of 7,500 s/f at 3900 Webster Ave. Senior executive VP Peter Cokin represented the landlord, Webster Development, and the tenant, Bayport Transportation.
- * Lease of 5,000 s/f at 1164 Grinnell Place. Lembeck represented the landlord, ST1 Realty, in the transaction with the tenant, Wild Edibles.
- * Lease of 3,750 s/f at 225-229 Saw Mill River Rd., Elmsford. Grossman represented the landlord, Corporate Car Real Estate, and tenant, HC Constructors.
- * The \$315,000 sale of 2,700 s/f plus 5,000 s/f of land at 17 Mount Vernon Ave., Mount Vernon. Cokin represented the seller, Consolidated Plumbing Supply. The purchaser was Simpsons Shipping Enterprise.

The office division completed two transactions:

- * Lease of 13,119 s/f at 7 Skyline Dr., Hawthorne. Executive director Carl Silbergleit represented the tenant, Lockard & Wechsler. The landlord is Mack Cali.
- * Lease of 8,587 s/f at 220 White Plains Rd. Sales reps Mike Palma and Steve Kaufman represented the landlord, Talleyrand Realty Associates LLC. The tenant is State Farm Insurance.

"Last year was a good year for NAI Friedland and we finished up strong. Our brokers closed deals that took many months to consummate, but it shows that business is out there and our brokers are actively in the market," said Lembeck. "Our clients are seeing the value in working with a local firm that has the global reach of NAI and even in this difficult economy, our brokers are continuing to match clients with space that suits their needs."

Lembeck said, "More and more, our clients are looking to us for guidance in many areas other than sales and leasing. They see NAI Friedland as the advisor who can address all of their real estate needs including valuation, property management, positioning consultation and market analysis. Our firm is growing and we are optimistic about the new year."

NAI Friedland is located at 656 Central Park Avenue in Yonkers and can be reached at

914-968-8500 or by visiting www.friedlandrealty.com.

About NAI Friedland

NAI Friedland, founded in 1970, is a full service commercial real estate firm covering the entire metropolitan New York area, with a majority of its business in Westchester County and the Bronx, but additionally in Putnam and Rockland Counties, New York City, Connecticut, and New Jersey. Headquartered in Yonkers, New York, Friedland also maintains a satellite office in Manhattan. Friedland sales staff members strive to provide guidance and information that enables clients to make the best lease or purchase decisions. Brokers in Friedland's four divisions -- Retail, Industrial, Office, and Investment Sales - understand their markets and are supported by a sophisticated computer database of available properties and potential tenants. Friedland is a member of NAI, the largest managed network of commercial real estate firms in the world.

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