

NAI Friedland Divisions Close 12 Area Deals in March and April

Yonkers, NY (May 20, 2009) – Despite the weak economy and commercial real estate market, the Industrial, Office, and Retail divisions at NAI Friedland Realty, Inc. closed 12 Bronx, Westchester, and Putnam lease and sale transactions in March and April of this year. The combined deals represent close to 200,000 square feet and over \$92 million. NAI Friedland Realty, a full service commercial real estate firm in metropolitan New York, has been an industry leader for close to 40 years.

The Industrial team completed seven transactions:

- Sale of 50,000 sq. ft. at 16 Harrison Avenue, Yonkers, for \$4 million. Ross Schneiderman brokered the deal between Mom & Pop Holding Corp. (seller) and Kimber Manufacturing (buyer).
- Lease of 23,500 sq. ft. at 940 East 149th Street, Bronx, for \$246,750. Ross Schneiderman brokered the deal between Ted Wolsky (landlord) and Anfesil LLC (tenant).
- Lease of 3,300 sq. ft. at 26 Bruckner Boulevard, Bronx, for \$241,311. Jeff Clinton brokered the deal between Bradford Swett Management (landlord) and Halmar International for NYDOT (tenant).
- Lease option for 40,000 sq. ft. at 1 Hughson Road, Carmel. Ross Schneiderman brokered the deal between Palumbo Sand & Gravel (landlord) and Collin Brothers Worldwide (tenant).
- Lease of 8,600 sq. ft. at 3 Joe's Hill Road, Brewster, for \$168,000. Andrew Grossman brokered the deal between Tara Holding LLC (landlord) and Action Chutes Corporation (tenant).
- Lease of 2,575 sq. ft. at 40 Nepperhan Avenue, Elmsford, for \$65,950. Andrew Grossman brokered the deal between Caminart, Inc. (landlord) and CAM Corp. (tenant).
- Lease of 6,000 sq. ft. at 1443 Ferris Place, Bronx, for \$138,000. Friedland COO Tony Lembeck brokered the deal between SDC Ferris Associates LLC (landlord) and KL Productions (tenant).

The Office team completed two transactions. Ellen Benedek and Carl Silbergleit, brokered both deals:

- Lease of 9,000 sq. ft. at 3 Cottage Place, New Rochelle, for close to \$2.58 million, between Joseph P. Day Realty Corp. (landlord) and Lexington Center for Recovery (tenant).
- Lease of 6,237 sq. ft. at 1 Executive Boulevard, Yonkers-Columbia, for over \$1.5 million, between Mack Cali Realty Corp. (landlord) and the Trustees of Columbia University (tenant).

The Retail team completed three transactions:

- Lease of 27,000 sq. ft. at Plaza 163, Bronx, for \$63 million. Kathy Zamechansky brokered the deal between Plaza 163 LLC (landlord) and Food Bazaar (tenant).
- Lease of 10,000 sq. ft. at 400 East Fordham Road, Bronx, for \$20 million. Robin Herko, Steve Lorenzo and David Scotto brokered the deal between Acadia Realty Trust (landlord) and Walgreens (tenant).
- Lease of 2,315 sq. ft. at 36 Main Street, Mount Kisco, for \$786,236. Joan Simon brokered the deal between El Kam Realty (landlord) and Mustvino, Inc. (tenant).

“Our brokers have their finger on the pulse of the commercial real estate market,” said Tony Lembeck, NAI Friedland Realty’s COO. “This makes NAI Friedland Realty ideally positioned to match tenants with suitable properties in the region. Whether it be industrial, retail, office, or development requirements, our 18 brokers know the market, the landlords, and owners and are up to the challenges presented by today’s market conditions.”

NAI Friedland Realty Inc. is located at 656 Central Park Avenue in Yonkers and can be reached at 914-968-8500, www.friedlandrealty.com.

About NAI Friedland Realty, Inc.

NAI Friedland Realty, Inc., founded in 1970, is a full service commercial real estate firm in metropolitan New York, including Westchester, the five boroughs, Long Island, 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 Residential/Development -- understand their markets and are supported by a sophisticated computer database of available properties and potential tenants. Friedland is a member of NAI, the only managed network of commercial real estate firms in the world.

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