

## **NAI Friedland Secures Exclusive Listings in the Bronx, Westchester** *Industrial Division represents more than 40 properties*

**Yonkers, NY – (May 31, 2008)** – NAI Friedland, a leader in commercial real estate transactions for close to 40 years, is highly respected for its expertise in the sale and leasing of industrial properties in metropolitan New York. In this challenging real estate market, building owners have offered more than 40 exclusive property listings to the six brokers in Friedland's Industrial Division.

"Industrial property owners prefer to work with us because we are very well established in Westchester and the Bronx," says Tony Lembeck, head of the Industrial Division. "As owners become more anxious about the economic environment and its potential impact on industrial real estate, they turn to the firm that has seen them through business cycles in the past." Lembeck points out that NAI Friedland's affiliation with offices around the country enables its brokers to cast a wider net for potential buyers and tenants.

Lembeck highlights five properties currently on the market and exclusively represented by Friedland:

- A 50,000-square-foot warehouse is for sale at 602 South Third Avenue in Mount Vernon. The property features multiple loading docks and drive-ins and a large parking lot. Ross Schneiderman represents the seller.
- At 1100 Leggett Avenue in the Bronx, a 60,000-square-foot, single story, M-3 warehouse is available for sale and net lease. The warehouse, located in an Empire Zone and an Empowerment Zone, includes a dock and drive-in, and is within walking distance of the subway. Steve Kornspun has the exclusive listing.
- The 9,600-square-foot property at 24 Ashburton Avenue in Yonkers features high ceilings, mezzanine offices, sprinklers, garage, loading dock and drive-in, and offers a river view. Tony Lembeck is handling the owner financed sale, as well as the lease.
- The property for sale at 67 Grant Avenue in Harrison includes a 23,000-square-foot warehouse and Class A office building situated on 2.06 acres. The immaculate flex space with high ceilings, three drive-ins, and a 100+ car parking lot offers easy access to I-95 and nearby I-287 and is within walking distance of downtown and the train station. Andy Grossman, exclusive agent for the sale, can discuss income producing options for the property.
- A large parcel (193,000 sq. ft.) of industrial land at 2338 Hermany Avenue in the Bronx is ready for development. The parcel sits in the vicinity of Zerega Industrial Park, is completely flat, and is situated close to bridges and highways. Peter Cokin represents the owner in the sale or lease.

"Friedland entered the commercial real estate business in 1970 and has many years of experience and expertise in the industry," says Stephen Oder, Chief Executive Officer of NAI Friedland Realty, Inc. "Our brokers have the vision to understand the complex nature of the local real estate market and offer value in their ability to bring financially viable deals to closure."

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