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NAI Friedland Realty Ends Year With $24.5 Million in Deals

NAI Friedland Realty announced that its Retail and Industrial divisions closed 16 lease and sale transactions in Westchester and Rockland counties, Brooklyn and the Bronx during November and December 2009. The combined deals represent nearly 250,000 square feet of space and approximately $24.5 million. NAI Friedland Realty has been an industry leader for nearly 40 years.

The Industrial Division completed four transactions:

• Three-year lease of 50,000 sq. ft. of land with a garage building at 10 Hermann Place in Yonkers

• Lease of 2,500 sq. ft. at 40 Pleasant St. in New Rochelle. Industrial Associate Jeff Clinton represented both Wodraska Roofing (landlord) and SCS Building Supply (tenant). The asking rent was $2,000 per month.

• Five-year lease of 8,100 sq. ft. at 37 Ramland Rd. in Orangeburg. Industrial Associate Alan Zucco represented the tenant, LTS Chemicals. The asking rent was $4,100.

• Sale of 66,600 sq. ft. at 1101 Zerega Ave. in the Bronx for $4 million.

The Retail Division completed 12 transactions:

• Lease for 3,000 sq. ft. at 15 Leroy Place in New Rochelle. The property was leased for $3,100 per month with an option to buy

• Sale of 34,500 sq. ft. at 4217 Vireo Ave. in the Bronx for $4.5 million

• Sale of 15,000 sq. ft. at 2126 Barnes Ave. in the Bronx. The School Construction Authority purchased the property for $3.4 million

• 20-year lease of 10,879 sq. ft. at 3035 White Plains Rd. in the Bronx

• 15-year lease of 3,700 sq. ft. at 2996 Third Ave. in the Bronx

• 12-year lease of 1,875 sq. ft. at 2358-64 University Ave. in the Bronx. The asking rent was $8,000 per month

• 10-year lease of 9,000 sq. ft. at 890 Prospect Ave. in the Bronx for $2.85 million.

• 10-year lease of 3,500 sq. ft. at The Gateway Center at the Bronx Terminal Market for $2.49 million

• 10-year lease of 11,000 sq. ft. at 1334 Louis Nine Blvd. in the Bronx for $2.25 million. Executive Vice President Kathy Zamechansky negotiated the deal between Jackson Development (landlord) and Brightside Academy (tenant). The lease includes two five-year options after the 10-year period, with rent ranging from $22-23 per sq. ft.

• Six-year lease of 2,200 sq. ft. at 2013 Williamsbridge Rd. in the Bronx. The rent is $26.50 per sq. ft.

• Five-year lease of 2,843 sq. ft. at the Bruckner Plaza Shopping Center in the Bronx

• 10-year lease of 11,000 sq. ft. at 683 Barbey St. in Brooklyn. The lease includes two five-year options after the 10-year period with rent ranging from $22-23 per sq. ft.

"Even in this difficult economy, there are deals to be made," said Tony Lembeck, NAI Friedland Realty's COO. "Our brokers have done a phenomenal job of remaining active by conveying a realistic understanding of current market conditions to their clients. They continue to match properties with clients in industries that are doing well and know which businesses are expanding."

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