



PRESS RELEASE

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For Immediate Release

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CBRE Arranges \$3.0 Million Sale of Office Flex Building and Broadcast Cell Tower at 3200 Expressway Drive South in Islandia, NY

Blue Rise Group Acquires 17,000-SF Property from Univision

Melville, NY – October 23, 2017 – In a transaction arranged by CBRE, Blue Rise Group has acquired an office flex property with a broadcast and cell tower at 3200 Expressway Drive South in Islandia, NY for \$3.0 million. The CBRE team of Carl Eriksen and Mark Zussman represented the seller, Univision.

“In addition to the office flex space available for lease, the buyer was also attracted to this property for the cell tower, with growth prospects of increased data and mobile video,” noted Mr. Zussman. “Tower and antenna assets offer an alternative investment to investors, due to their typical strong credit tenants and long-term leases.”

Located in Islandia, 3200 Expressway Drive South is a 17,000-square-foot flex property with 7,150 square feet of office space and 9,850 square feet of high ceiling industrial space. The property and cell tower sit on 1.42 acres of land with access and exposure to the Long Island Expressway Service Road.

About CBRE

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