



NEWS RELEASE

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**COLDWELL BANKER COMMERCIAL ROSNER & ASSOCIATES
ANNOUNCES 2,000 SF INDUSTRIAL LEASE TRANSACTION AT 2140 POND RD, RONKONKOMA, NY**

Islandia, New York – December 1, 2008 – Andy Dorman, Senior Director of Coldwell Banker Commercial Rosner & Associates today announced an industrial lease transaction in Ronkonkoma.

Nemesis Systems Corporation, a computer peripheral equipment and software merchant leased 2,000 square feet at 2140 Pond Road in Ronkonkoma. The private 8-year-old company sought to occupy more efficient space. Coldwell Banker Commercial Rosner & Associates was the sole broker for the transaction.



“This is a good time for a small industrial company to seek space,” Dorman said. “Overall rates appear to be coming down, and landlords are much more open to negotiation.” The client was shown at least a dozen sites before settling on Pond Road.

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