



NEWS RELEASE

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**COLDWELL BANKER COMMERCIAL ROSNER & ASSOCIATES
ANNOUNCES 12,444 SF INDUSTRIAL/FLEX SALE TRANSACTION**

Islandia, New York – May 30, 2008 – Lee Rosner, Managing Principal of Coldwell Banker Commercial Rosner & Associates today announced an industrial/flex sale transaction in Holtsville.



182 Morris Avenue Associates sold a 12,444 SF free standing flex building on 2.3 acres to Holtsville Properties, LLC. The purchaser has submitted plans to the local municipality and is imminently expecting approvals to construct an additional 18,000 SF multi-tenant industrial building on the property. The existing building will be completely renovated as flex space.

Magnetico, an electronics manufacturing company, owned by the principal's of 182 Morris Avenue Associates, occupied the building for over 40 years. The company was sold in 2005 to Standex International (NYSE: SXI). The building owners hired Coldwell Banker Commercial on an exclusive basis to sell the property.

The key to obtaining the true value of the property was understanding the development potential of the excess land and identifying investors capable of undertaking a major renovation and expansion project. Holtsville Properties, LLC, represented by John Trapani of Trap Enterprises had the vision, experience and resources to execute on that plan.

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