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Rechler leases 2,000 s/f micro unit to Technical Glazing Solutions; Khetaguri of Alliance Real Estate Corp. reps tenant

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215 Roger's Way - Westhampton, NY

Westhampton, NY Rechler Equity Partners has completed a long-term lease at the first of 13 micro-units at 215 Roger's Way in the Hampton Business District. Technical Glazing Solutions (TGS), a designer and installer of custom-made windows, will be moving into 2,000 s/f of the business park's third completed building.

Mitchell Rechler,
Rechler Equity Partners

"The micro units at 215 Roger's Way were specifically designed to accommodate a variety of small local businesses just like TGS," said Mitchell Rechler, co-managing partner of Rechler Equity Partners. "These types of spaces are vitally important to supporting the growth of local small-to-mid-sized companies as they provide all the infrastructure features of a large facility for a fraction of the cost and provide a professional environment to conduct business."

Niko Khetaguri of Alliance Real Estate Corp. represented TGS.

The owners of TGS, John Graziano and Tom Cleary, have been solving technical fenestration challenges on luxury homes for the past 30 years.

Currently running operations from several adjunct locations, TGS provides high-end, custom-made residential window systems to clients living along coastal communities from California to The Hamptons.

Aside from the physical manufacturing of the windows, which is completed by selective European companies that utilize advanced technology and materials, TGS handles all the technical elements

of the window-making and installing process, including design, engineering and development of technical specifications.

“Our business has grown in leaps and bounds these last couple of years, so working out of our homes and some smaller office space is no longer an option,” said Technical Glazing Solutions owner John Graziano. “We’ve looked at several locations on the East End and quickly realized that nothing on the market compared to the Hampton Business District. The location is perfect, the price was right, and the amenities and flexibility of the brand new, clean space provides our company with endless options for future expansion.”

The 66,000 s/f 215 Roger’s Way is a \$10.8 million investment that offers unit sizes catering to small-sized businesses that require less space than a typical industrial tenant. The newest building to the business park features units ranging in size from 2,000 s/f and up to 6,500 s/f. However, the smaller-sized units does not mean the tenant will have less access to a host of needed amenities for industrial businesses. 215 Roger’s Way offers pre-built, ready-to-move-in units that feature 15 to 20 percent office space, 18-foot ceilings, 10’x12’ overhead doors exclusively servicing each unit and sewer connectivity.

“We’ve received a lot of inquiries about this space, particularly from the trade industry, as these micro units not only suit their needs, but are perfectly located to serve their East End clients,” said Gregg Rechler, co-managing partner of Rechler Equity Partners. “When you operate on the East End, you try to travel east of the canal as little as possible. The Hampton Business District provides a prime location, quality space and valuable visibility.”

In addition to the 13 micro units, 215 Roger’s Way also consists of 30,000 s/f of class A office space that is currently being leased by ADS Management. With the current leases at 215 Roger’s Way, more than 50 percent of the building is occupied.

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