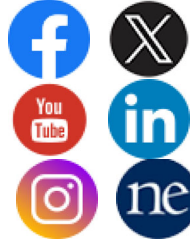




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Posted: April 6, 2026

Rechler Equity Partners closes out 2025 with record occupancy and industrial growth



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Plainview, NY Rechler Equity Partners concluded 2025 with continued strength across its portfolio, achieving a 99% occupancy rate amid historically low inventory and sustained tenant demand. The firm completed more than 800,000 s/f of leasing and sales activity throughout the year, reinforcing the resilience of Long Island's industrial and commercial markets.

“The results we achieved in 2025 reflect the strength of both our team and the broader Long Island market,” said Gregg Rechler, co-managing partner of Rechler Equity. “With limited inventory available across Long Island, our ability to retain tenants, secure new leases and complete strategic sales speaks to both the strength of our portfolio and the continued confidence businesses have in this market.”

In 2025, Rechler Equity executed 221,626 s/f of new leases and 395,080 s/f of renewals, while also completing 185,002 s/f in sales across four transactions totaling \$37.4 million, bringing total transactional activity for the year to 801,708 s/f. Industrial users once again drove the majority of demand, with 323,745 s/f dedicated to manufacturing and 338,423 square feet to warehousing, along with 139,540 s/f of office space leased or sold.





While Long Island is often overlooked as a manufacturing hub, 2025 once again demonstrated the depth and durability of its industrial sector. Companies across advanced manufacturing, logistics and related industries continued to expand and renew their commitments, supported by a highly skilled and dependable regional labor force.

“There is a common misconception that Long Island no longer has a strong manufacturing base, but the numbers tell a very different story,” said Mitchell Rechler, co-managing partner of Rechler Equity Partners. “Our region is home to an outstanding workforce and a diverse mix of industrial users who value being here. That combination continues to drive demand and sets Long Island apart from competing markets.”

The year’s sales activity further reflected confidence in the marketplace. Transactions included 360 Motor Pkwy. in Hauppauge, comprising 60,000 s/f of office space; 5 Orville Dr. in Bohemia, totaling 42,662 s/f of office space; 395 Oser Ave. in Hauppauge, featuring 50,000 s/f of manufacturing space; and 135 Ricefield Ln. in Hauppauge, consisting of 32,340 s/f of manufacturing space.

Rechler Business District at Medford further contributed to this momentum, with the 73-acre site continuing to attract interest due to its versatility and ability to accommodate build-to-suit projects ranging from 25,000

to 100,000 s/f. Demand has been driven by both manufacturing and warehouse users seeking modern, strategically located space. The property offers convenient access to the Long Island Expressway at Exit 65, along with fully serviced infrastructure including sewers, and provides qualified companies with access to attractive IDA tax incentives, factors that have made it an increasingly competitive option within the region's constrained industrial market.

High tenant retention played a significant role in the company's success this year, with renewals accounting for nearly 400,000 s/f of activity. Driven in part by scarce inventory and increasing lease terms, tenants made long-term commitments to remain within Rechler Equity's portfolio rather than risk losing strategically located space in a constrained market.

With vacancy rates at historic lows and industrial demand remaining steady, Rechler Equity enters 2026 positioned for continued growth. The firm remains focused on delivering high-quality space across its entire portfolio—from its Greybarn luxury rental communities to its industrial, warehouse and office properties—ensuring it continues to meet the evolving needs of Long Island's business community and residents alike.

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Manhattan, NY BXP closed a series of long-term leases at 360 Park Ave. South, a 450,000 s/f workplace in Midtown South. The leases, which include both new clients and a significant expansion in the building, total 230,000 s/f with a weighted average lease term of 11.4 years and bring the workplace to more than 90% leased.



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Becoming a mom of two in the last two years has taught me many things – like how to function on four hours of broken sleep and how to negotiate with a toddler who believes ketchup can, and should, be an entire meal. But more profoundly, entering my mom-era has made me view the world and my work in the New York energy and real estate sectors with new

perspective; It's hard to
bring new humans



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