



# Industrial Building Available For Sale or Lease

## 2 Channel Drive, Port Washington, NY

170,000 sqft Industrial Building Available, divisible to 35,000 sqft



### Building Specs:

Land Area: 8.1 Acres  
 Building Size: 170,000 sq. ft.  
 Office Space: 18,000 sqft  
 R&D Space: 17,000 sqft  
 Mezz. Space: 40,000 sqft  
*accessible by 10'X15', 10,000 pound elevator*  
 Ceiling Ht: 15'@155,000sqft  
 25'@15,000 sqft  
 Loading: 3 Loading Docks  
 1 Drive-in Door  
 Power: 5,000 Amps  
 Sprinklers: Yes  
 Sewers: Yes  
 Parking: 250 Cars  
 A/C: Full  
 Heat: Gas

### 35,000sqft Lease Specs:

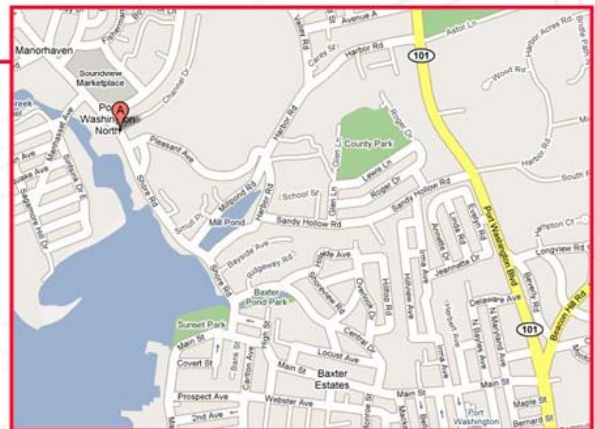
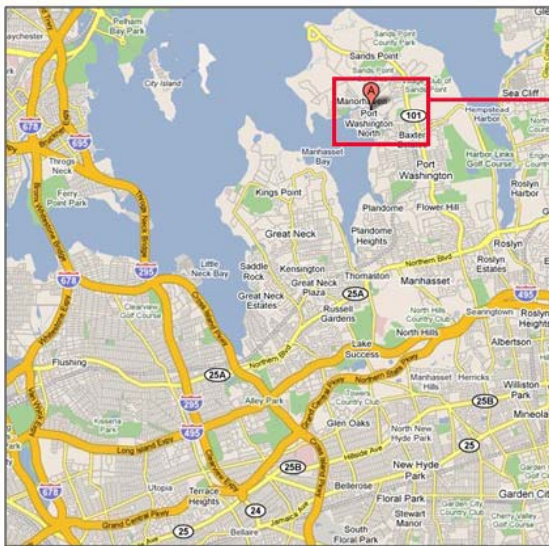
Office: 10,000 sqft  
 Warehouse: 25,000 sqft  
 Ceiling: 15' – 25'  
 Loading: BTS  
 1 Drive-in  
 Sewers: Yes  
 Sprinklers: Yes  
 A/C: Full  
 Heat: Gas  
 Parking: Excellent

### Pricing & Taxes:

Sale price:  
**\$9,500,000 (\$55.88/sqft)**  
 Lease price – Full bldg:  
**To Be Determined**  
 Lease price – 35,000 sqft:  
**\$5.00/sqft**  
 (does not include taxes)

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**For more information please contact:**

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