SCHACKER REALTY

Exclusive Listing

62,360 sq. ft. of Industrial Space For Lease

19 Harbor Park Dr, Port Washington

Specifications:

Building Size:	**62,360 sq. ft.**
Lot Size:	**4.18 Acres**
Office Space:	**12,843 sq. ft.**
Ceiling Height 1:	**22.0' @ 49,774 sq. ft.**
Ceiling Height 2:	**12.0' @ 12,584 sq. ft.**
Loading:	**6 Dock(s), 1 Drive-in(s)**
Power:	**1,200 amps**
A/C:	**Offices Only**
Parking:	**99**
Sewers:	**Yes**

Pricing and Timing:

Occupancy:	**Immediately**
Lease Price:	**$17.50/sq. ft. Net**
Taxes:	**$309,641.20 ($4.97/sq. ft.)**

Furnished (46 work stations) & racked Class A industrial building located in Nassau County's finest business park • 150kw (600 amp) Back-up generator, LED lighting, Full dock packages • 5 miles to NYC border, 6 minutes to Long Island Expwy.

James Parnes, RE Salesperson
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631-293-3700 x45
jp@schackerrealty.com

Philip Shwom, SIOR, CCIM, President
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Real Estate Broker

All information is subject to errors, omissions, modification, and withdrawal.
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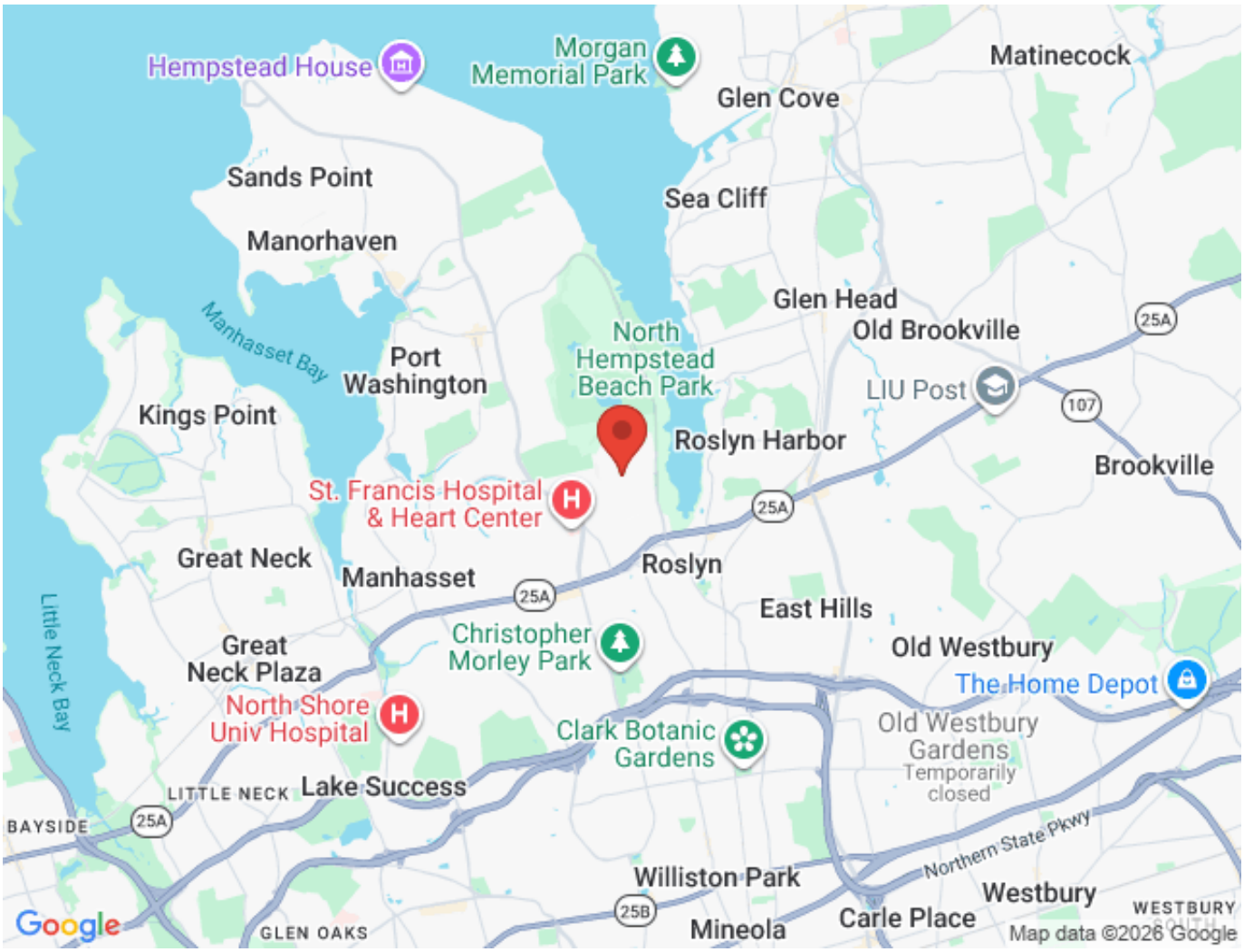

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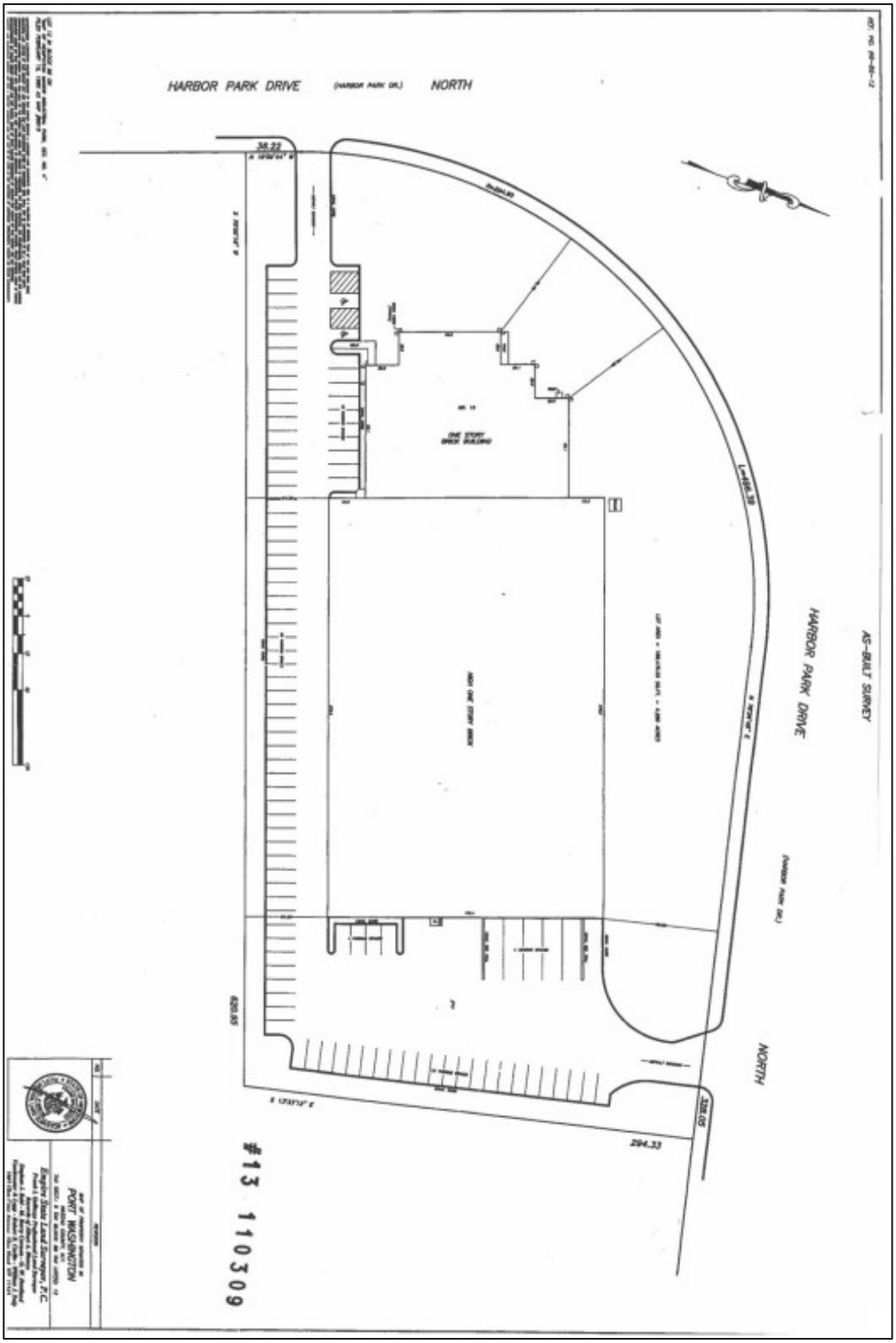

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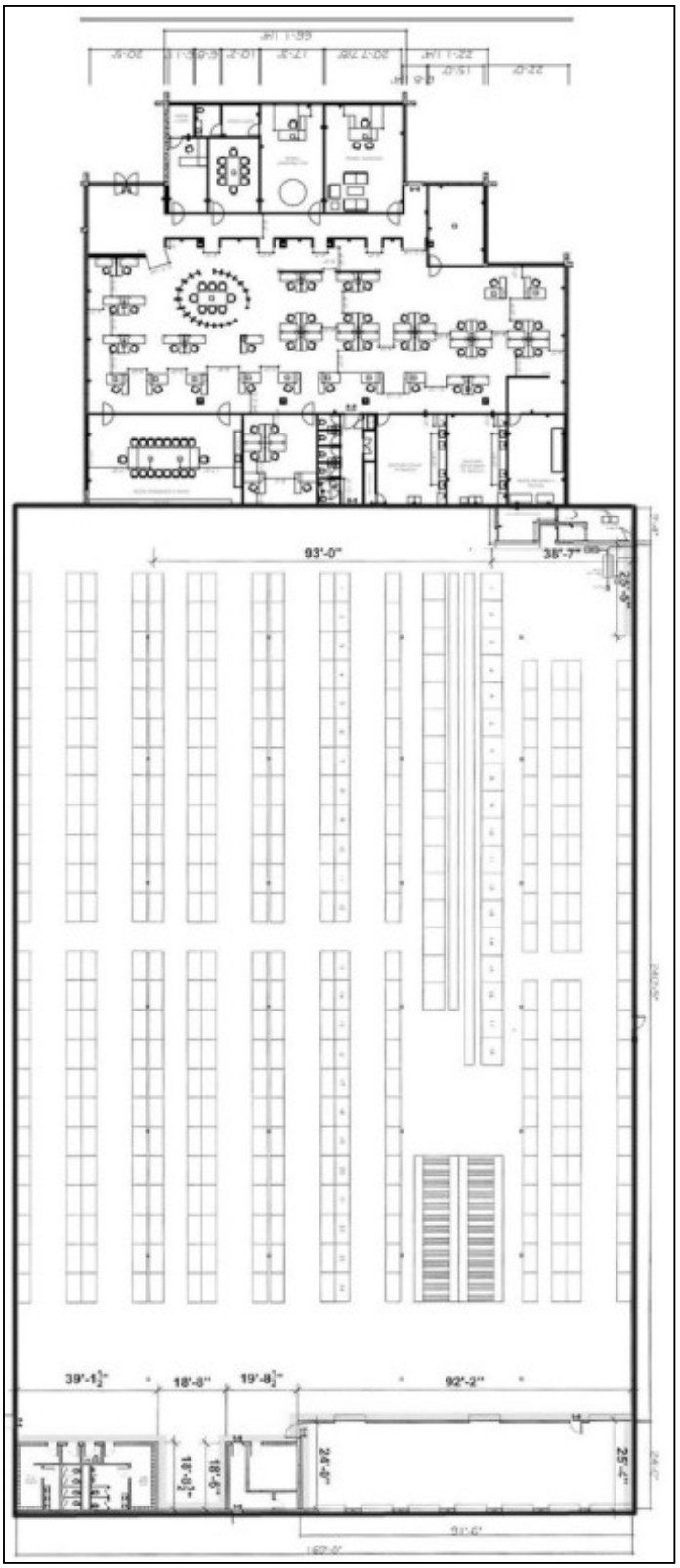

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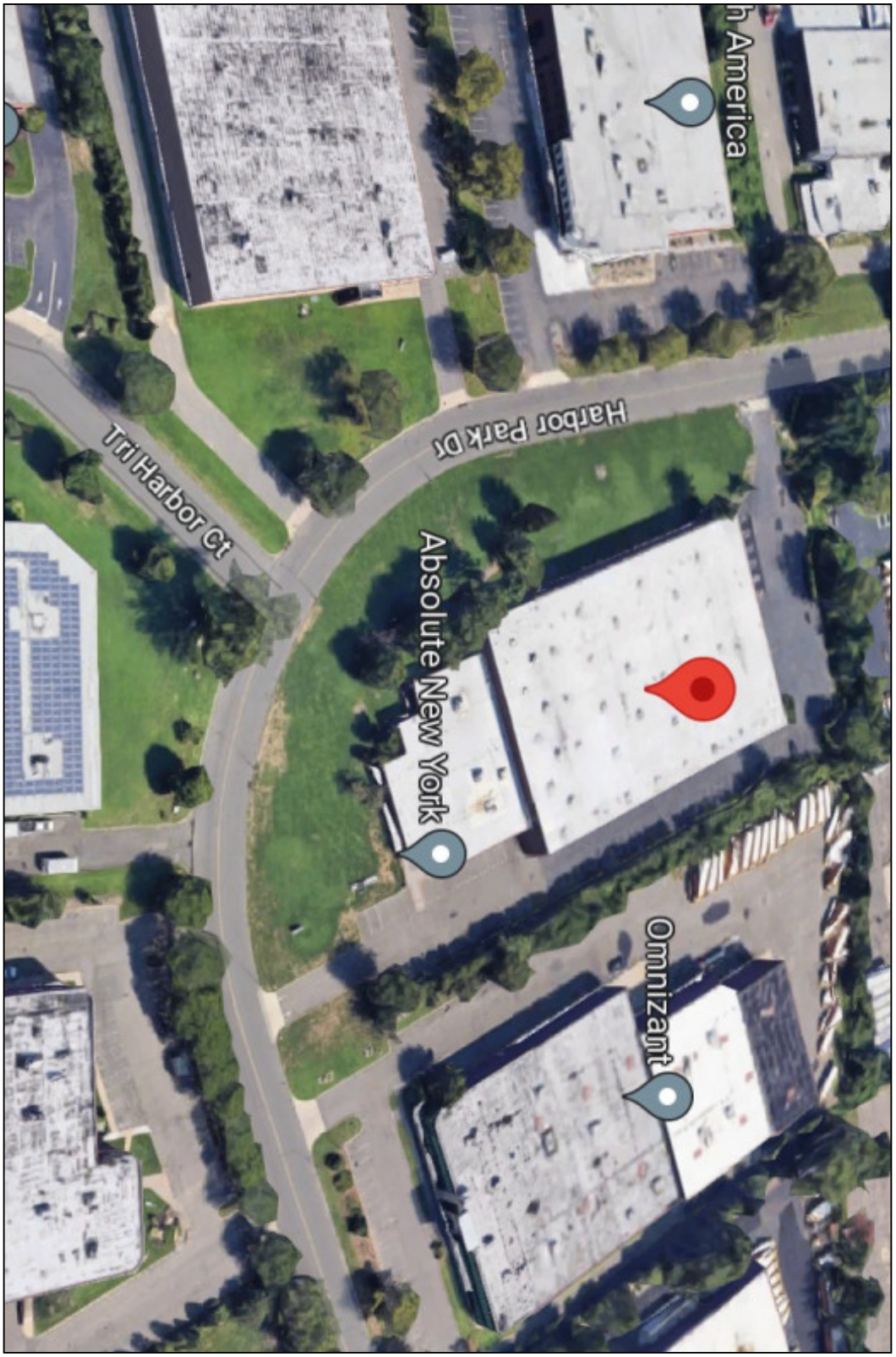

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