



SCHACKER REALTY

## 92,768 sq. ft. of Flex/Industrial Space For Lease

Minimum Division 10,222 sq. ft.

**382 Channel Dr, Port Washington**



### Specifications:

**Building Size:** 105,338 sq. ft.  
**Lot Size:** 13.67 Acres  
**R&D Space:** 92,768 sq. ft.  
**Ceiling Height 1:** 45.0' @ 46,426 sq. ft.  
**Ceiling Height 2:** 32.0' @ 46,268 sq. ft.  
**Loading:** 1 Dock(s), 7 Drive-in(s)  
**Power:** 3,200 amps  
**A/C:** Full A/C  
**Parking:** 356  
**Sewers:** Yes

### Pricing and Timing:

**Occupancy:** Immediately  
**Lease Price:** \$30.00/sq. ft. TBD

Newly opened brand new sound stages • Six State of the art studios sits on 13+ acre site • This Movie Production Studio falls within 17 miles of Columbus circle and as such it is in all production zones including SAG • This building offers 7 drive-ins and 1 loading dock

**For more information please contact:** Schacker Realty 631-293-3700 [info@schackerrealty.com](mailto:info@schackerrealty.com)

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

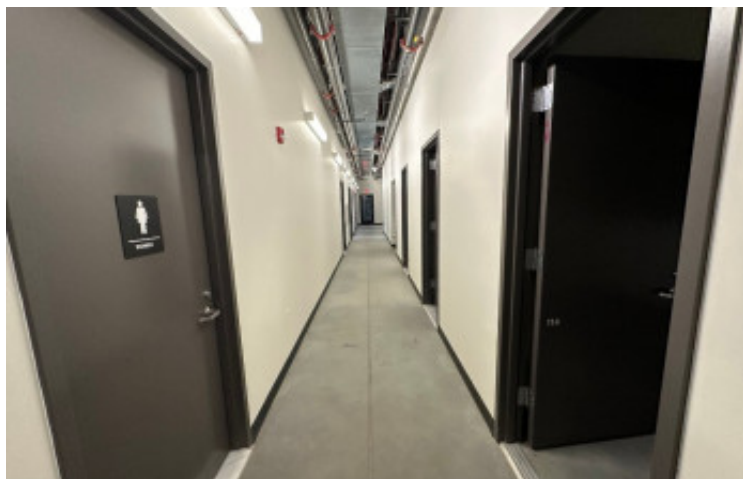
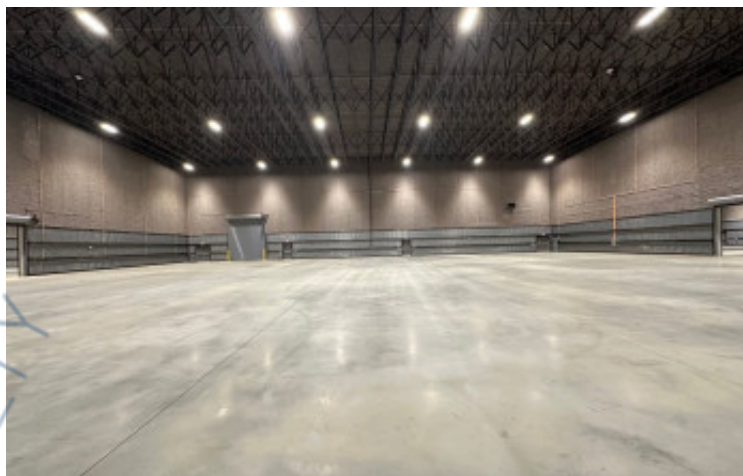
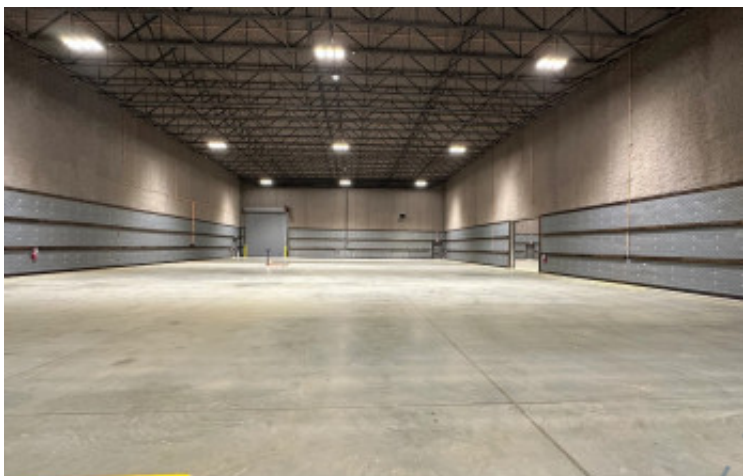
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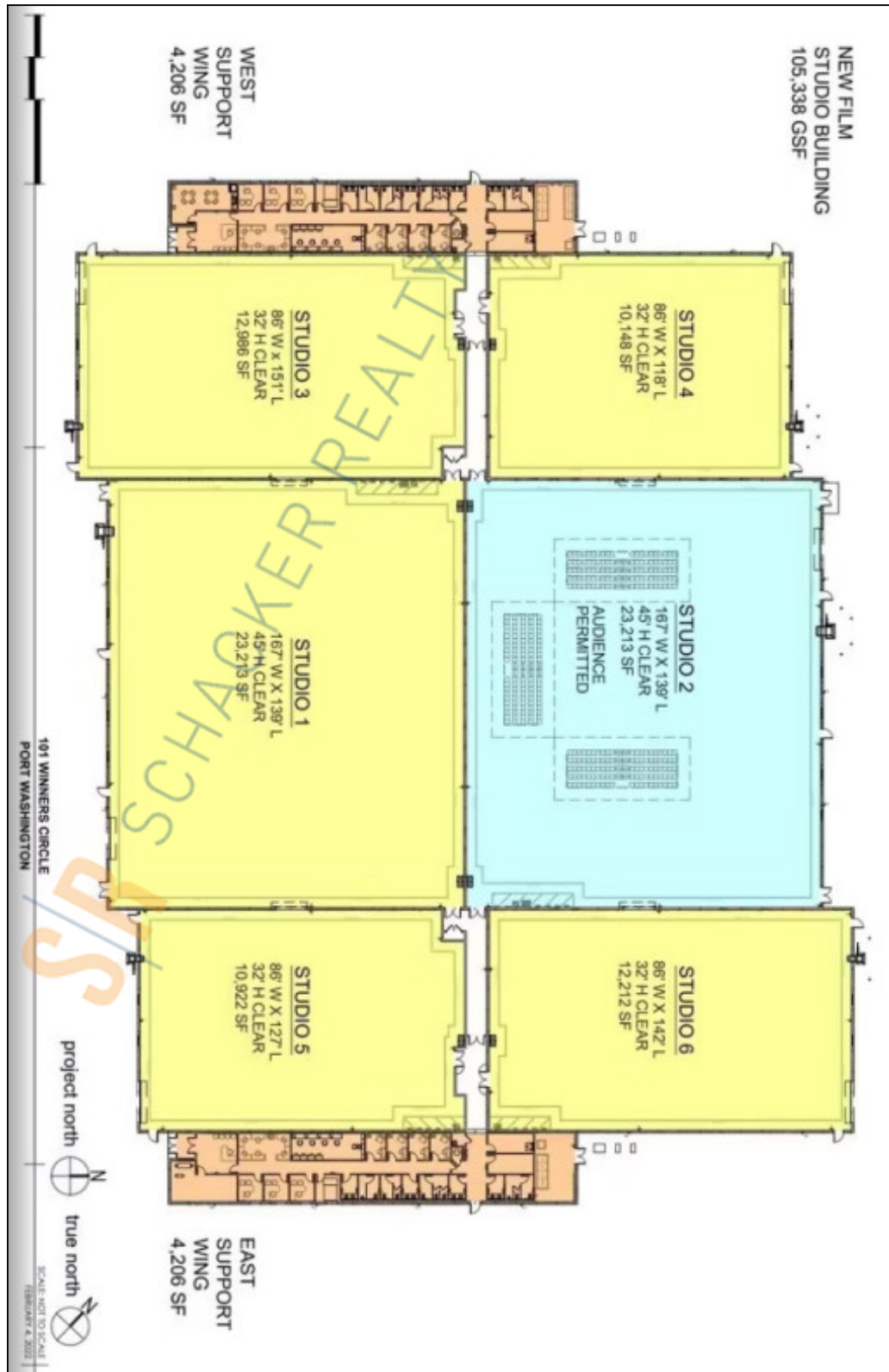
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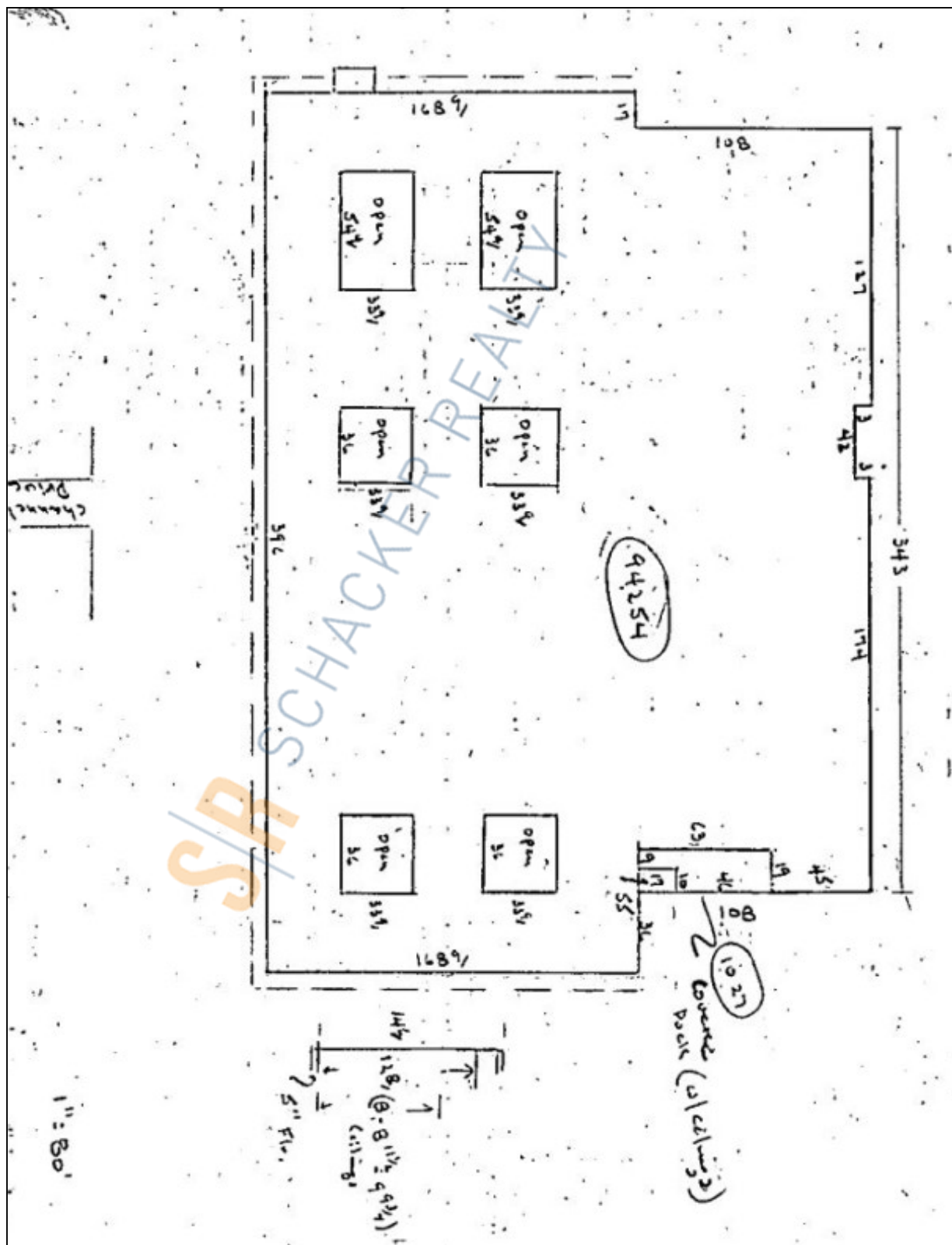


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