



SCHACKER REALTY

Exclusive Listing

## Industrial Property For Sale Or Lease, Available: 62,617 sq. ft. 19 Harbor Park Dr, Port Washington



### Specifications:

Building Size:	62,617 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
Sale Price:	\$18,500,000 (\$295.45/sq. ft.)
Lease Price:	\$17.50/sq. ft. Net
Taxes:	\$309,641.20 (\$4.95/sq. ft.)

Furnished & 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.



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Real Estate Broker

All information is subject to errors, omissions, modification, and withdrawal.  
Measurements may be estimates and information shown should not be relied upon without independent verification.



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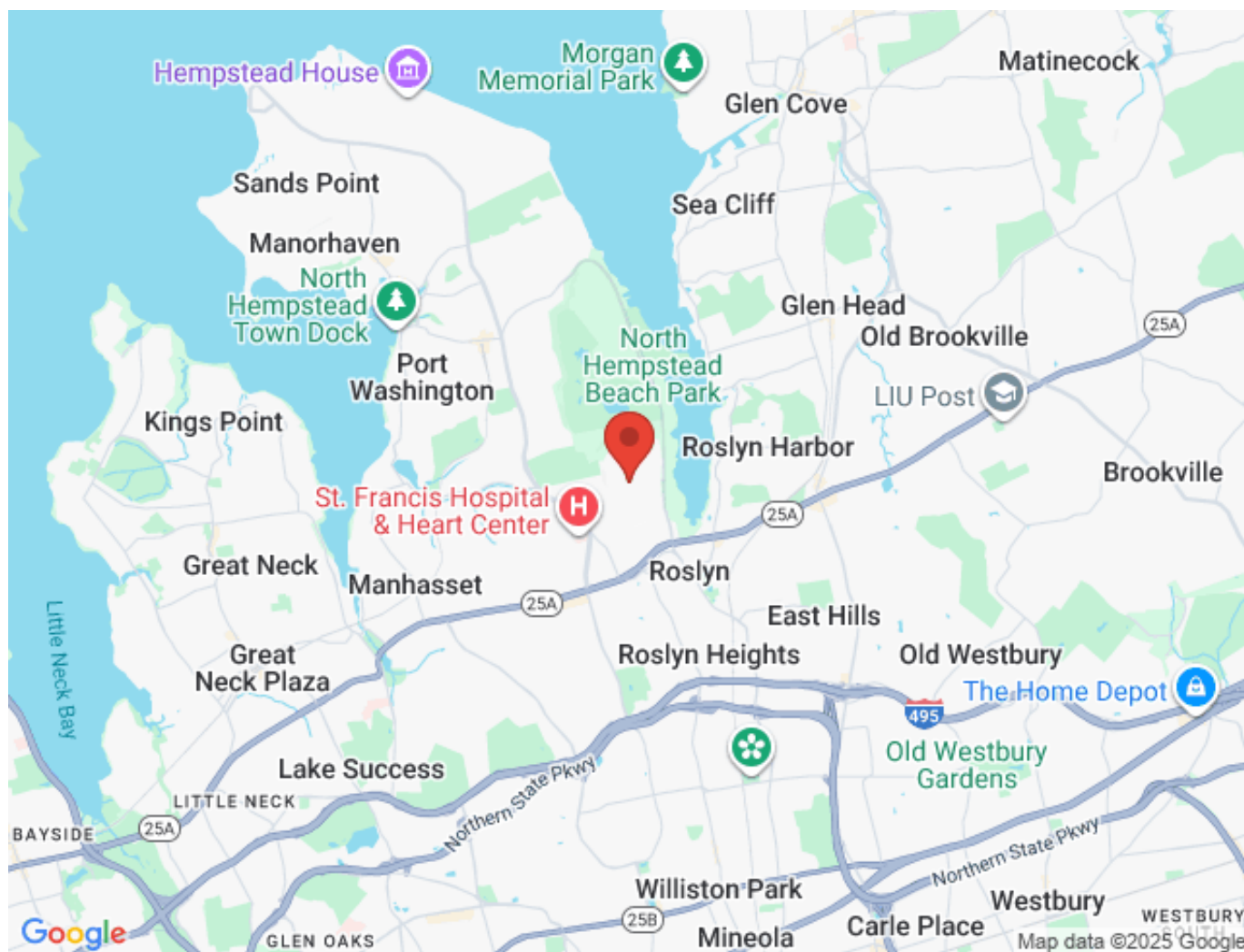
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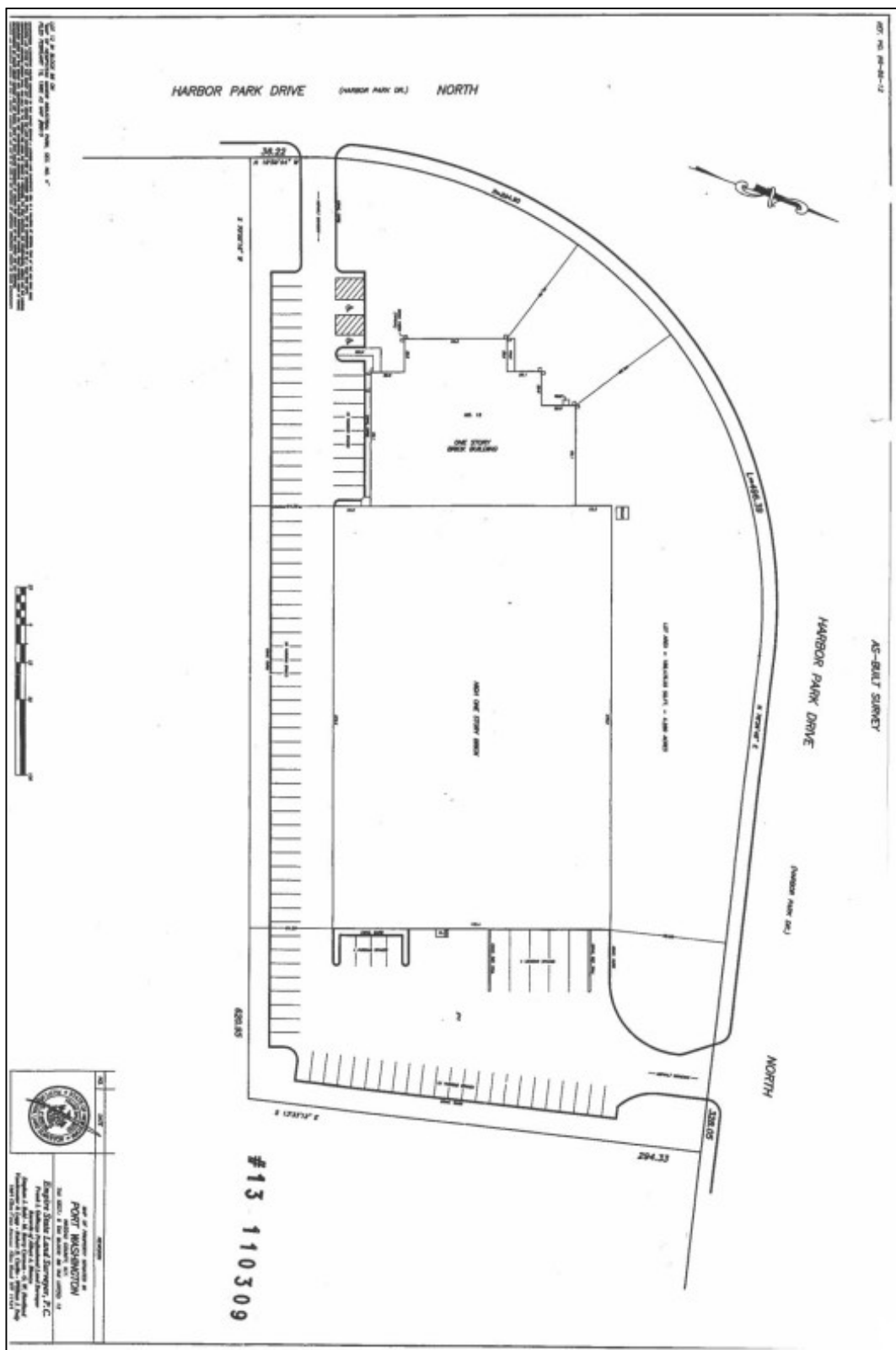


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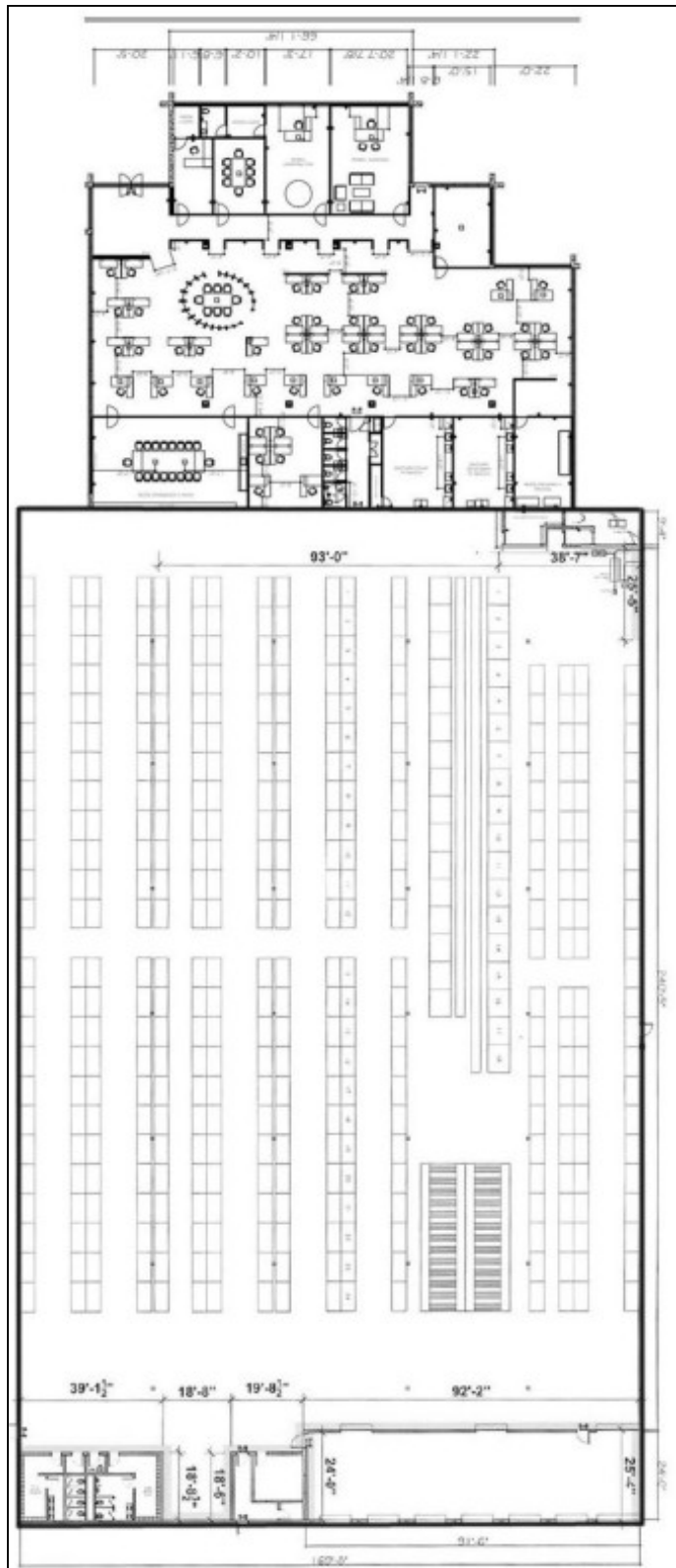
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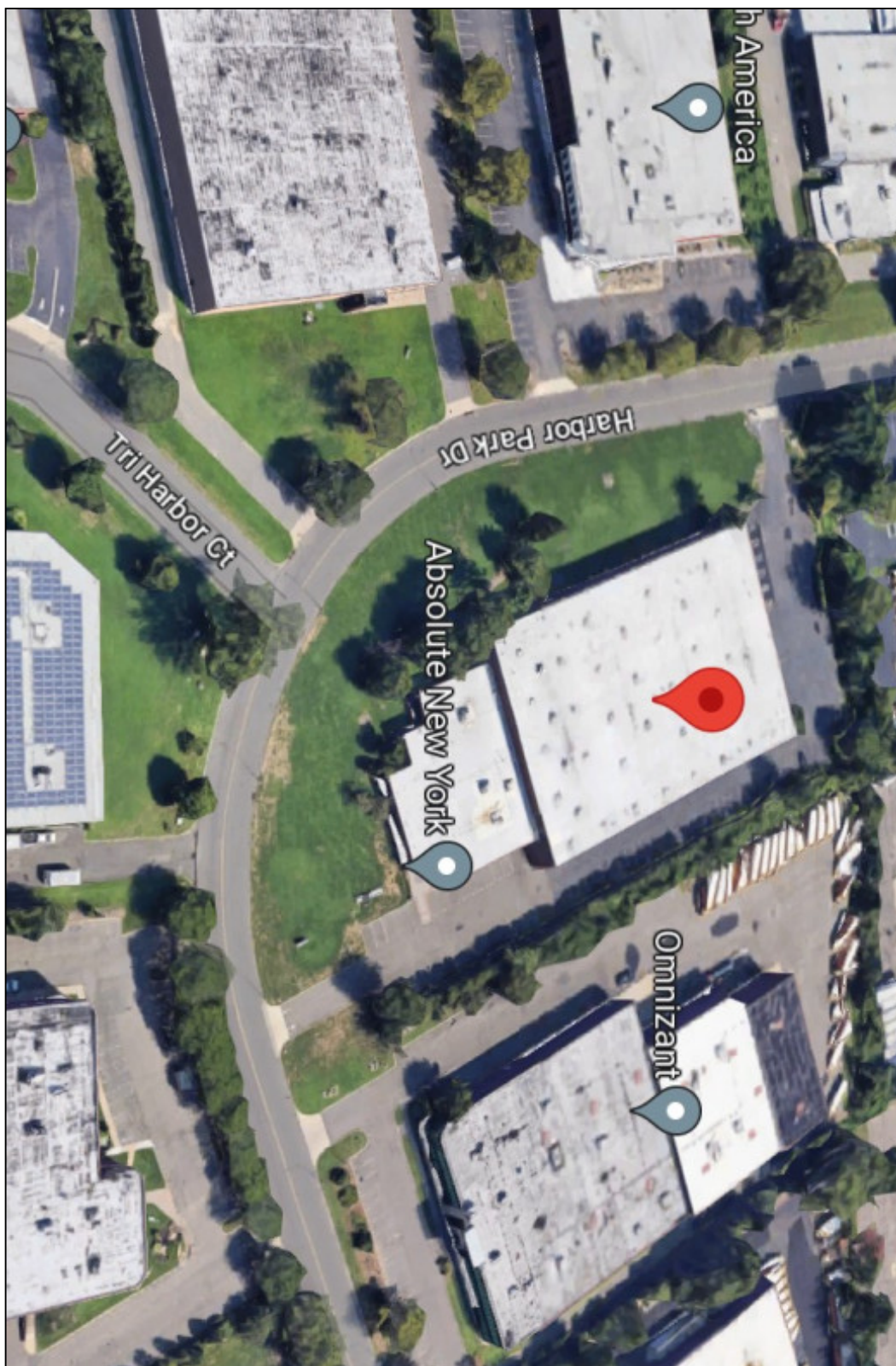
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