



# 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:** 2/1/2025  
**Sale Price:** \$18,750,000  
 (\$299.44/sq. ft.)  
**Lease Price:** \$ 18.00 Net  
**Taxes:** \$312,105.77 (\$4.98/sq. ft.)

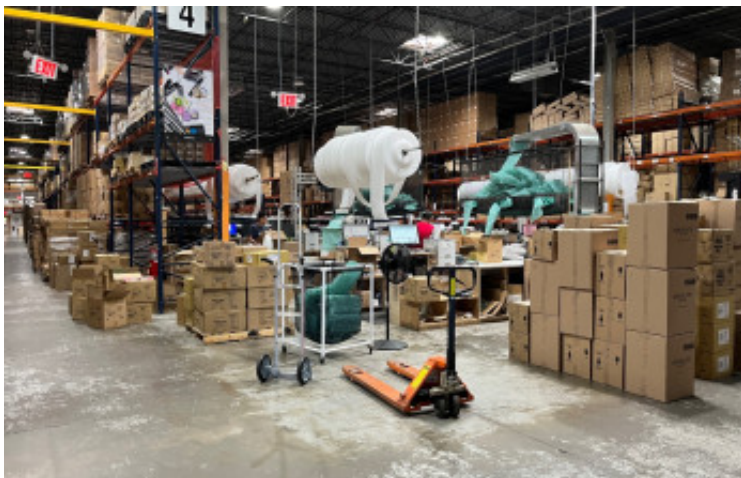
Pristine Corporate HQ industrial building with Class A+ offices located in Nassau's most desirable industrial park, +/-6.5 miles to NYC border, High end office furniture and excellent condition pallet racking available. Back-up generator, LED lighting, Fu



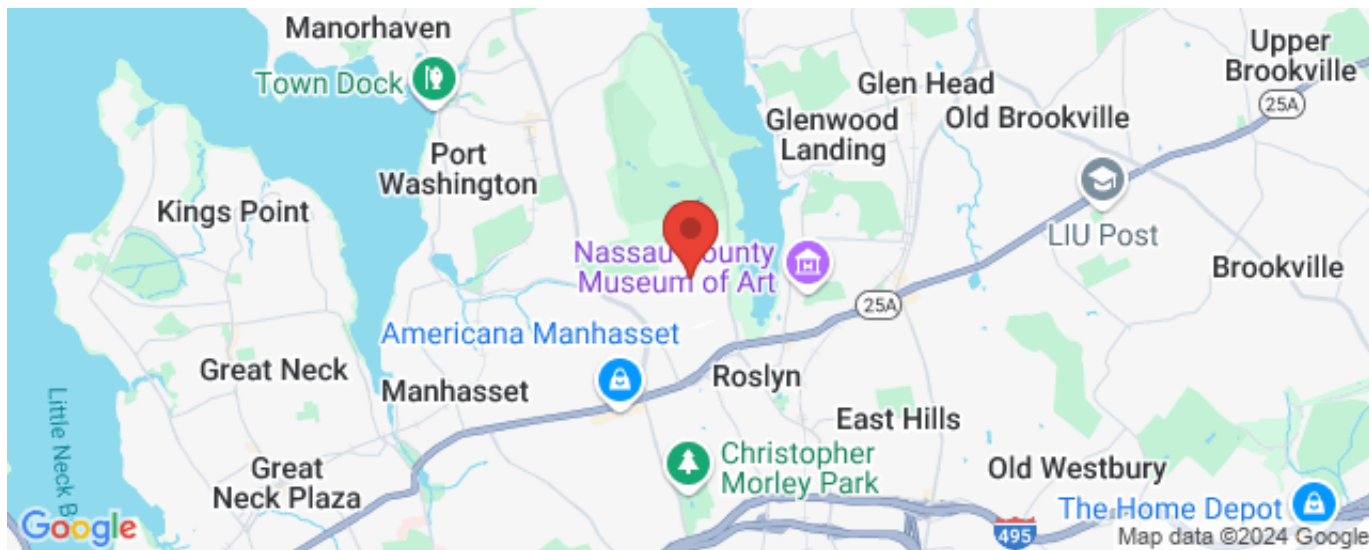
**James Parnes, RE Salesperson**  
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**Philip Shwom, SIOR, CCIM, President**  
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 Real Estate Broker

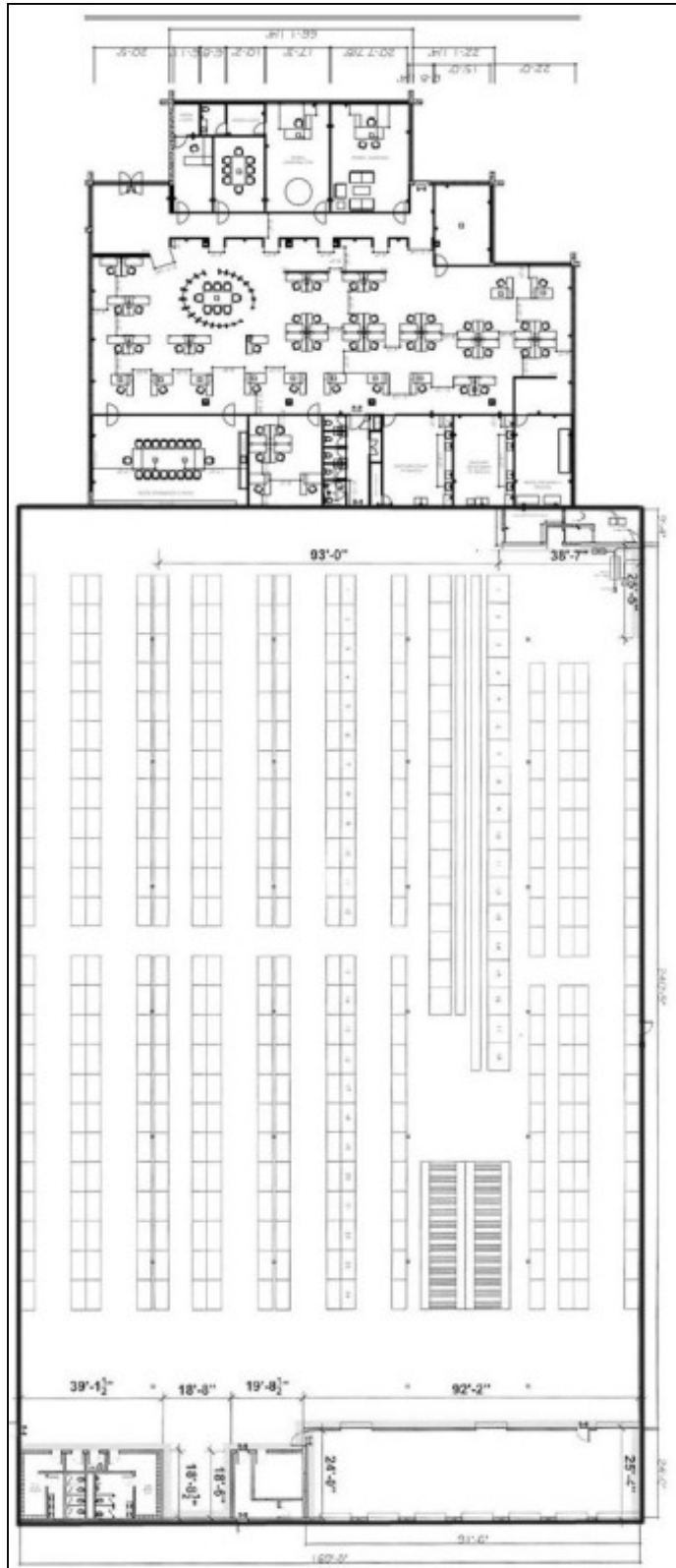


All information is subject to errors, omissions, modification, and withdrawal.  
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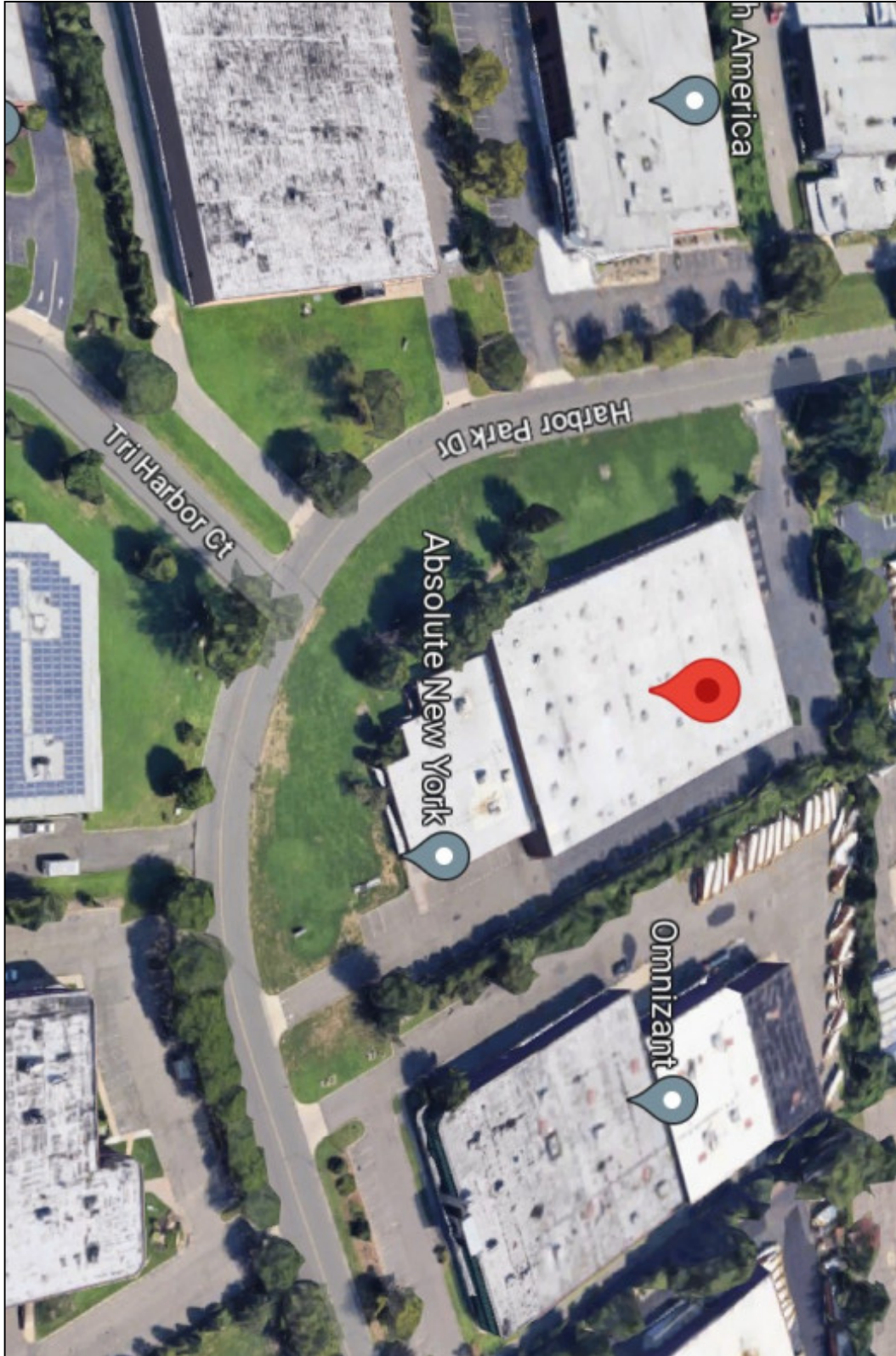


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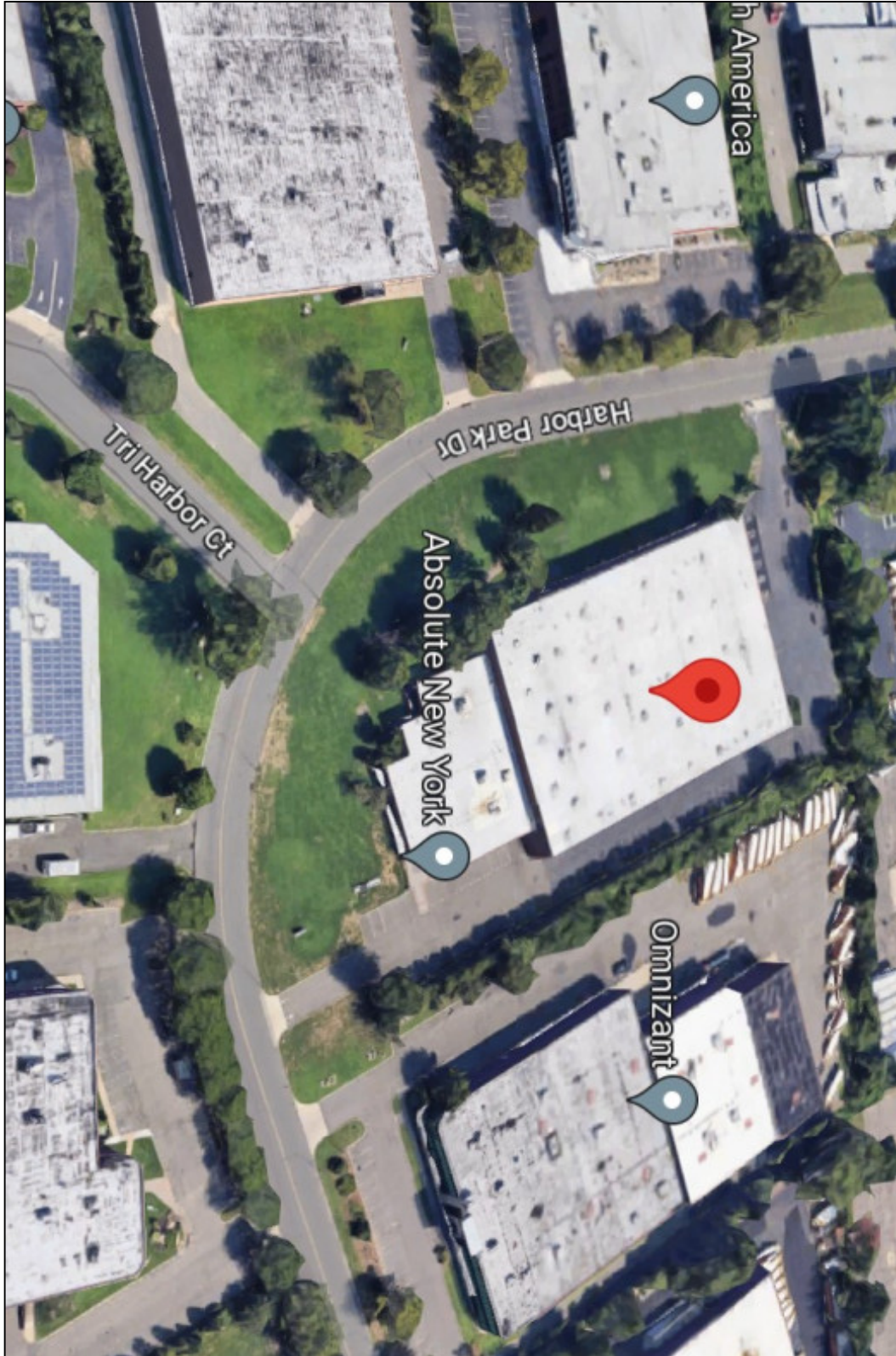




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