



NEWMARK

**User/Investor
Sale Opportunity**
Industrial Building
on Oversized Lot

12

Harbor
Park
Drive

PORT WASHINGTON, NY 11050



Building Size:	130,585 SF (Potentially expandable)
Lot Size:	12.55 Acres
Units:	Available Office/Showroom: 31,645 SF Available Warehouse: 40,844 SF Cintas: 58,096 SF plus 1 acre truck lot
Sale Price:	\$36,000,000
Real Estate Taxes:	\$438,000 (\$3.36 PSF)
Occupancy:	72,489 SF – Summer 2026 58,096 SF – Fall 2029
Ceiling Height:	18’ to 22”
Loading:	11 Docks, 1 Drive-In
Parking:	326 Parking Spaces 47 “Box” Truck spaces in separated lot
Power:	2600 Amps

- Strategic Western Nassau County location to service the NYC boroughs
- Office space consists of all glass office fronts and trophy quality installation
- Building sits on an oversized lot with plenty of options for expansion, truck/vehicle parking and storage
- 2 Miles from the Long Island Expressway
- Park like setting with outdoor eating area for employees
- Ideal User opportunity



Front Entrance



Reception



Cafe



Cafe



Conference Room



Conference Room



Office Area



Office Area



Side Exterior



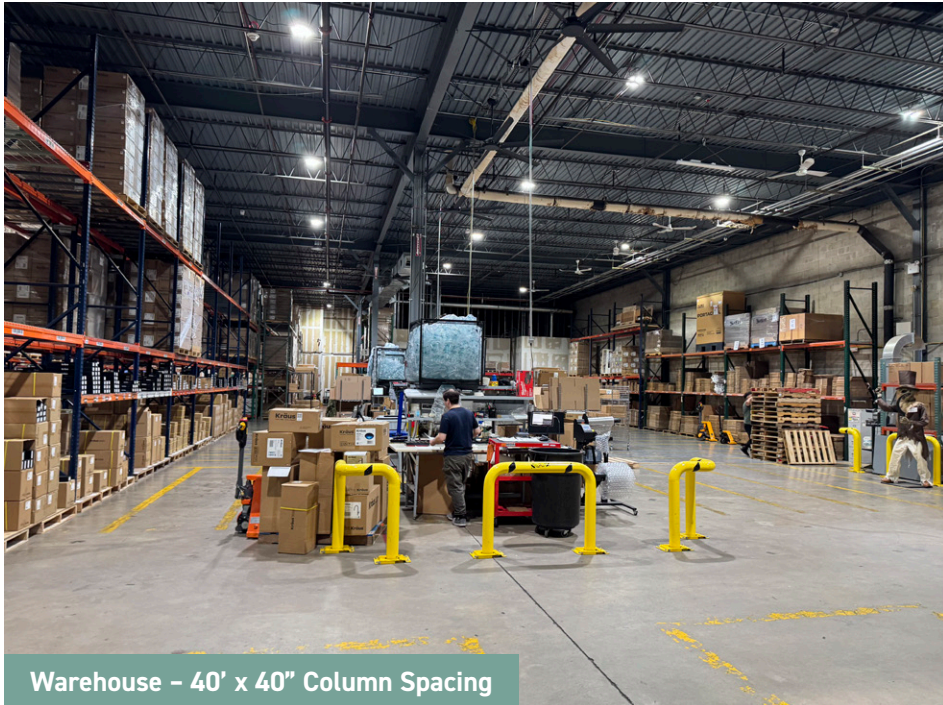
Outdoor Seating



Loading Dock



Loading Dock



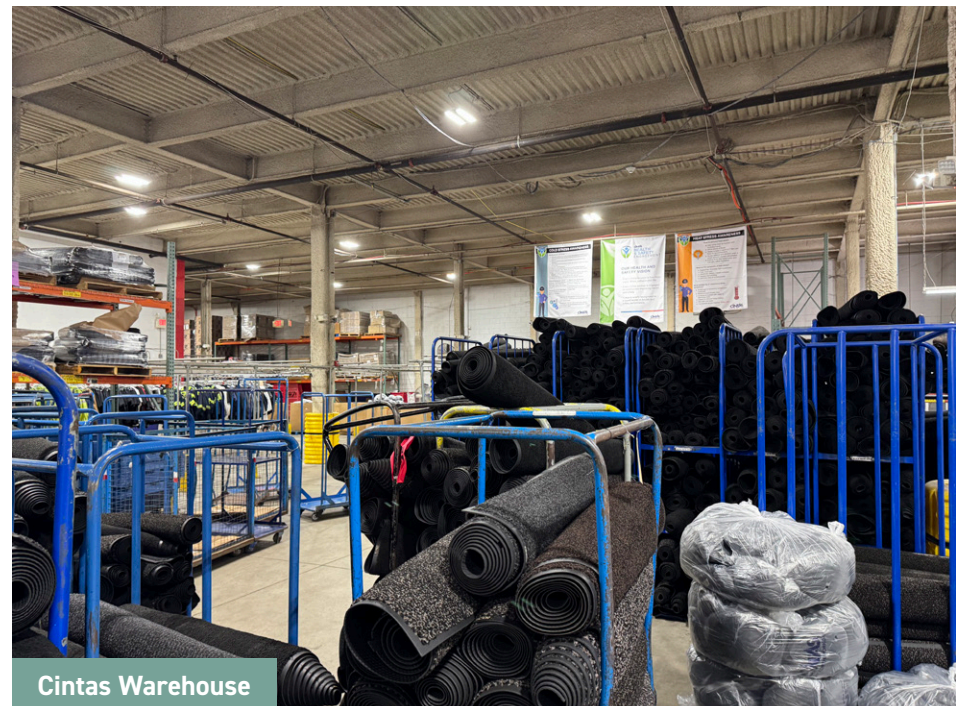
Warehouse – 40' x 40" Column Spacing



Warehouse – 22' Ceiling Height



Cintas Loading



Cintas Warehouse

12

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