

\$23.50 SF/YR
FOR LEASE

NOW AVAILABLE FOR LEASE

45 Channel Drive

Port Washington, New York 11050 · ±20,000 SF North Shore Industrial

\$23.50
SF / YR · LEASE

±20,000
AVAILABLE SF

14'-16'
CLEAR HEIGHT

\$6,850,000
ALSO FOR SALE

THE OPPORTUNITY

A ±20,000-square-foot single-story industrial building in Port Washington's established Channel Drive industrial park on Long Island's North Shore. Now offered for lease at \$23.50/SF/YR — and still available for purchase — the building suits manufacturing, service, and distribution users in one of Nassau County's most supply-constrained submarkets.

PROPERTY HIGHLIGHTS

- Scarce North Shore industrial footprint, supply-constrained submarket
- Fully sprinklered with 2 grade-level drive-in doors
- Available for lease or purchase — owner-user or investor
- Dual electrical services — 200A 3-phase & 800A 240V
- Efficient single-story plan, ±31 on-site parking stalls
- ±20 miles to Midtown; near Port Washington Blvd & LIRR

LICENSED BROKER

James Dunn

(516) 729-0079

James@atlanticproperty.com

LICENSED REAL ESTATE AGENT

Trevor Dunn

(631) 834-2800

Trevor@atlanticproperty.com

The information herein has been obtained from sources deemed reliable but has not been independently verified. No guarantee, warranty, or representation is made. Independently confirm all information. This is not an offer to sell, lease, or a solicitation thereof. © Atlantic Property Services

PROPERTY DETAILS

45 CHANNEL DRIVE · PORT WASHINGTON, NY

BUILDING & SITE

PROPERTY TYPE	Industrial	BUILDING AREA	±20,000 SF
LOT SIZE	±1 Acre	YEAR BUILT	2003
STORIES	1	CLEAR HEIGHT	14'-16'
LOADING	2 grade-level	POWER	200A 3φ · 800A 240V
SPRINKLERS	Fully sprinklered	PARKING	±31 stalls
ZONING	L1	HVAC	Gas heat / AC
WATER / SEWER	City	TAXES (2025)	\$134,389.85

LEASE

ASKING RENT	\$23.50 / SF / YR
AVAILABLE	±20,000 SF · Entire
OCCUPANCY	Q4 2026

PURCHASE

ASKING PRICE	\$6,850,000
PRICE / SF	\$342.50
SALE TYPE	Investment / Owner-User
DELIVERY	Delivered Vacant

LOCATION & DEMOGRAPHICS

45 Channel Drive sits within Port Washington's Channel Drive industrial park on Nassau County's North Shore, approximately 20 miles from Midtown Manhattan, with convenient access via Port Washington Boulevard and the LIRR Port Washington branch.

155,879

POPULATION · 5 MI

\$140,692

MEDIAN HH INCOME

\$1,006,167

MEDIAN HOME VALUE

LICENSED BROKER

James Dunn

(516) 729-0079

James@atlanticproperty.com

LICENSED REAL ESTATE AGENT

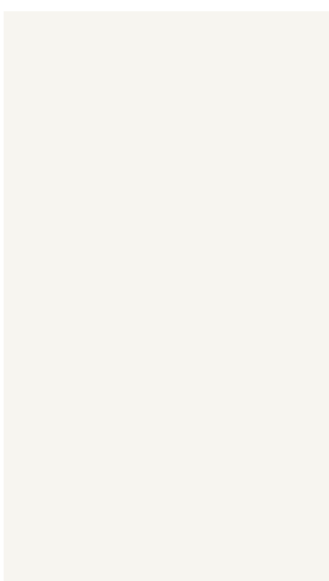
Trevor Dunn

(631) 834-2800

Trevor@atlanticproperty.com

PROPERTY PHOTOGRAPHS

EXTERIOR · AERIAL · INTERIOR



LICENSED BROKER

James Dunn

(516) 729-0079

James@atlanticproperty.com

LICENSED REAL ESTATE AGENT

Trevor Dunn

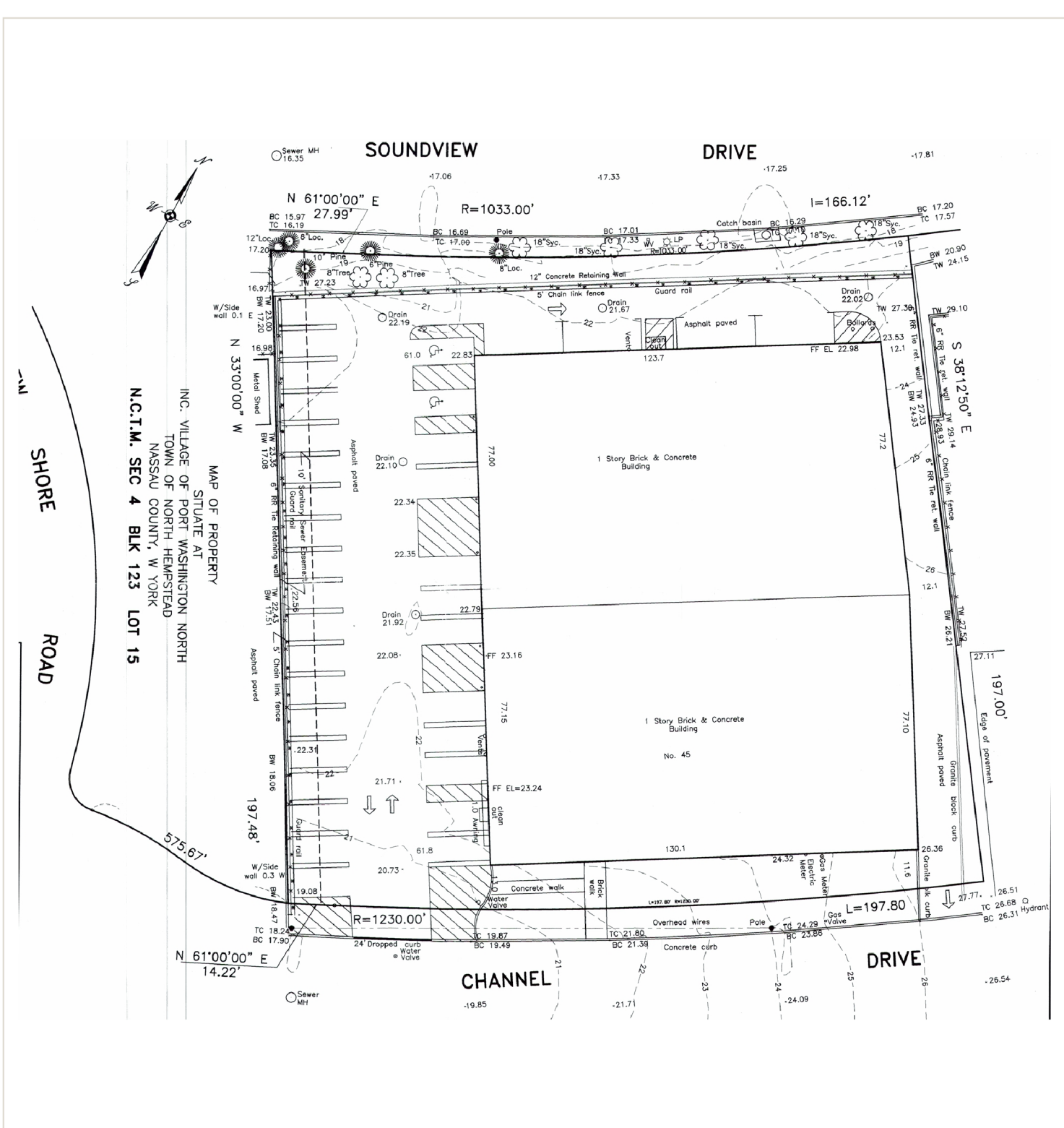
(631) 834-2800

Trevor@atlanticproperty.com

The information herein has been obtained from sources deemed reliable but has not been independently verified. No guarantee, warranty, or representation is made. Independently confirm all information. This is not an offer to sell, lease, or a solicitation thereof. © Atlantic Property Services

PROPERTY SURVEY

N.C.T.M. SEC 4 · BLK 123 · LOT 15



Map of Property — Village of Port Washington North, Town of North Hempstead, Nassau County, NY - Albert W. Tay, Licensed Land Surveyor - Survey No. 09078

LICENSED BROKER

James Dunn

(516) 729-0079

James@atlanticproperty.com

LICENSED REAL ESTATE AGENT

Trevor Dunn

(631) 834-2800

Trevor@atlanticproperty.com

The information herein has been obtained from sources deemed reliable but has not been independently verified. No guarantee, warranty, or representation is made. Independently confirm all information. This is not an offer to sell, lease, or a solicitation thereof. © Atlantic Property Services