

# 45 CHANNEL DRIVE

Port  
Washington

New York

20,000 SF



**Licensed Broker**  
**James Dunn**  
**Phone: 516-729-0079**  
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**Licensed Real Estate Agent**  
**Trevor Dunn**  
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**Email: Trevor@atlanticproperty.com**

**ATLANTIC**  
PROPERTY SERVICES

# Executive Summary

ATLANTIC

## Property Overview

Address: 45 Channel Drive, Port Washington NY 11050

Building Size: 20,000 SF

Lot size: 1 +/- Acre

Ceiling: 14'-16'

Property Type: Industrial

Zoning: L1

Year Built: 2003

Taxes: \$134,389.85

Parking: 31 +/- Stalls

Power: 1 service: 200 AMP 3 phase, 1 service: 800 AMP 240 volts

Price: \$6,850,000

## Highlights

Strong north shore industrial market with limited supply

Fully sprinklered & efficient layout

Ideal location for distribution, manufacturing, or service-based users

Easy access for employees and logistics operations

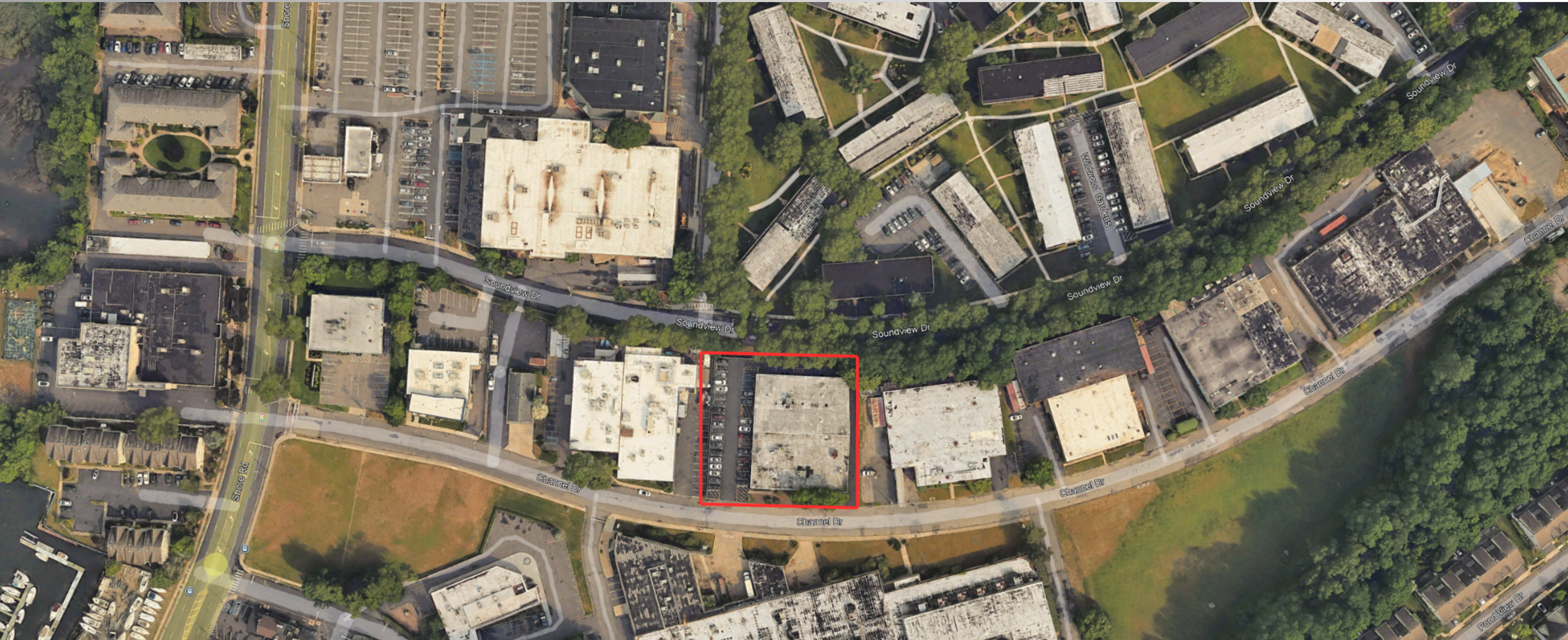
Excellent Visibility within a well-known industrial park

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# Site Aerial

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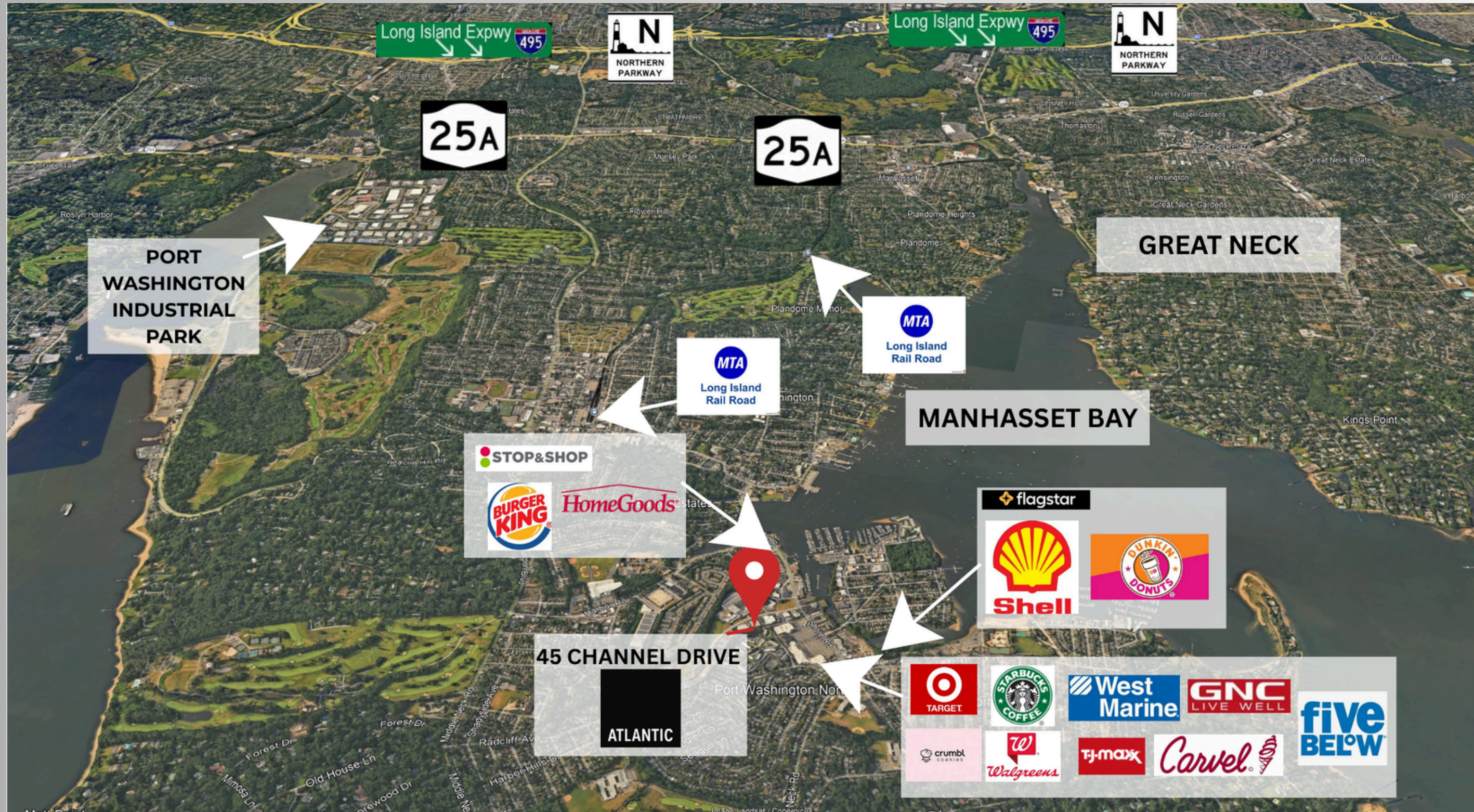


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# Location Overview

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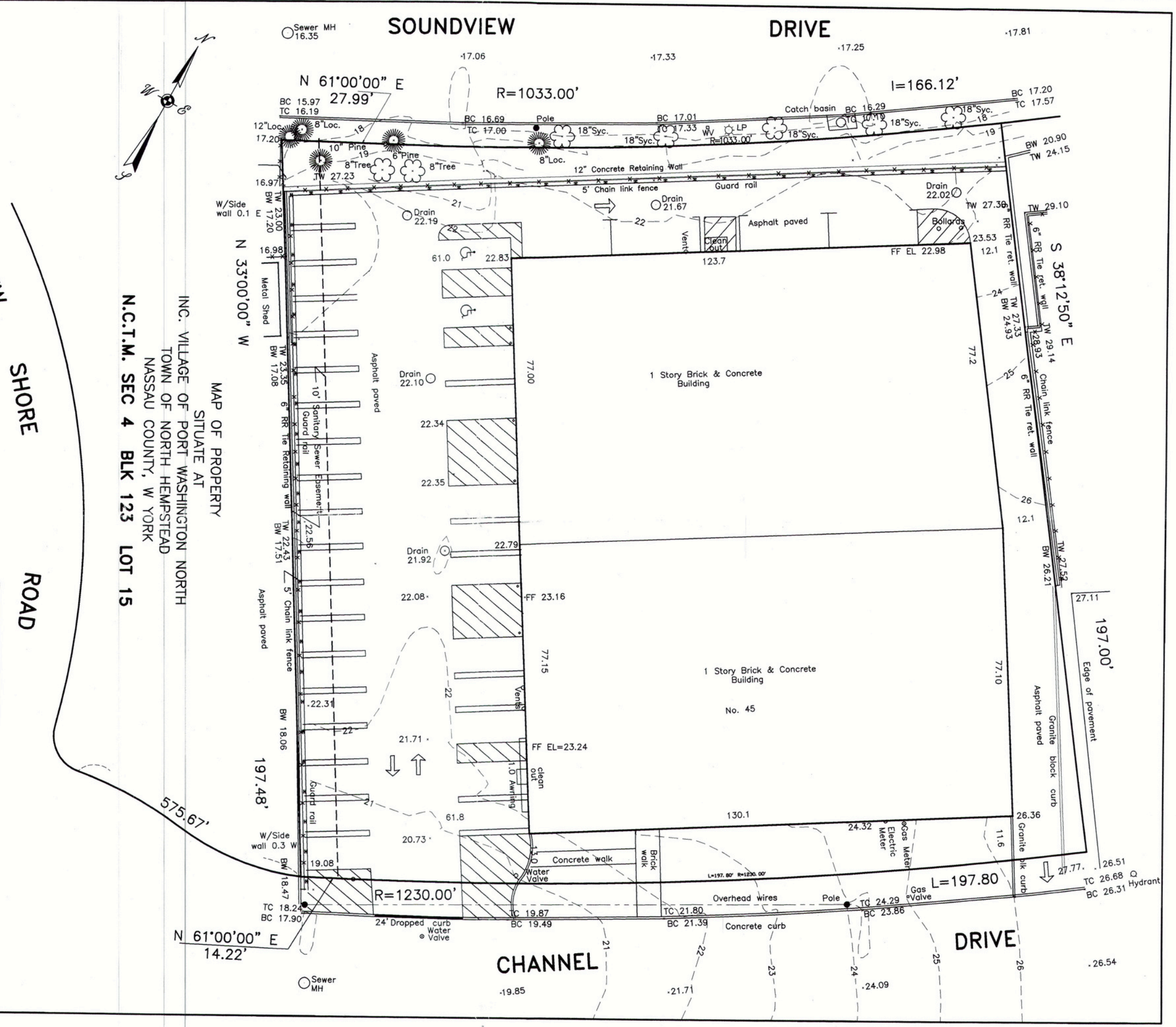
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**NEW SHORE ROAD**

MAP OF PROPERTY  
 SITUATE AT  
 INC. VILLAGE OF PORT WASHINGTON NORTH  
 TOWN OF NORTH HEMPSTEAD  
 NASSAU COUNTY, W YORK  
 N.C.T.M. SEC 4 BLK 123 LOT 15

CERTIFIED ONLY TO:  
 MANUFACTURERS & TRADERS TRUST COMPANY  
 FIRST AMERICAN TITLE INSURANCE COMPANY OF NEW YORK  
 THOMAS E HOAR, INC.  
 SURVEY UPDATED TO MAY 7, 2009  
 FINAL SURVEY JANUARY 29, 2007  
 SURVEYED AUGUST 31, 2006 & SEPTEMBER 7, 2006

THIS MAP HAS BEEN PREPARED BY THE SURVEYOR IN ACCORDANCE WITH THE PROVISIONS OF THE ENGINEERING AND SURVEYING ACT OF 1921, AS AMENDED, AND THE REGULATIONS THEREUNDER. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES IN THE BOUNDARIES OF THE PROPERTY SINCE THE DATE OF THE SURVEY. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES IN THE BOUNDARIES OF THE PROPERTY SINCE THE DATE OF THE SURVEY. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES IN THE BOUNDARIES OF THE PROPERTY SINCE THE DATE OF THE SURVEY.

ALBERT W. TAY  
 LICENSED LAND SURVEYOR  
 P.O. BOX 312 PLANNING, NY 11803  
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 BERTRAM F. ALLEN CE  
 Records of  
 Port Washington, New York

SCALE 1"=16'  
 No. 09078

ALBERT W. TAY  
 LICENSE NO. 35818