



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 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.



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.
Measurements may be estimates and information shown should not be relied upon without independent verification.



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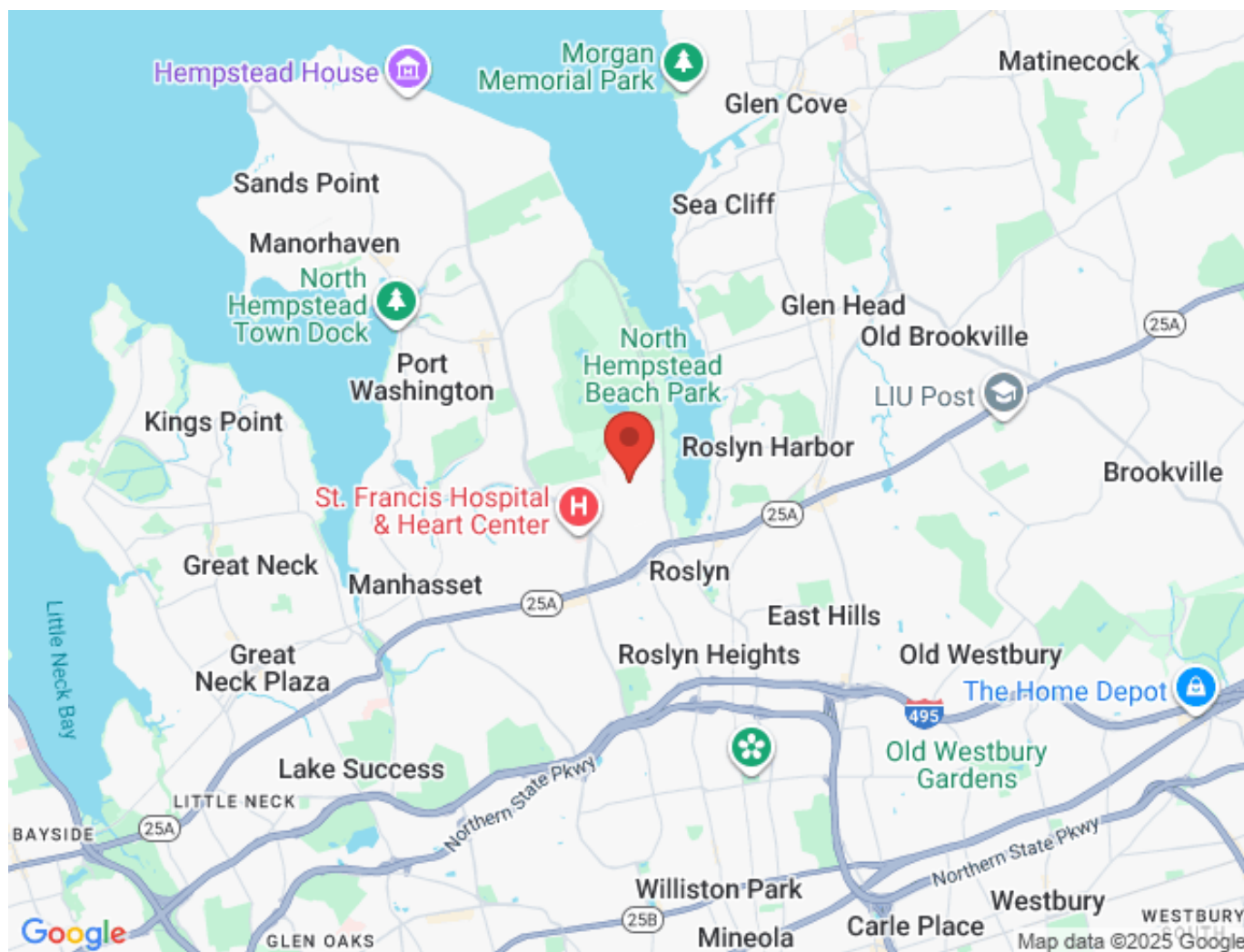


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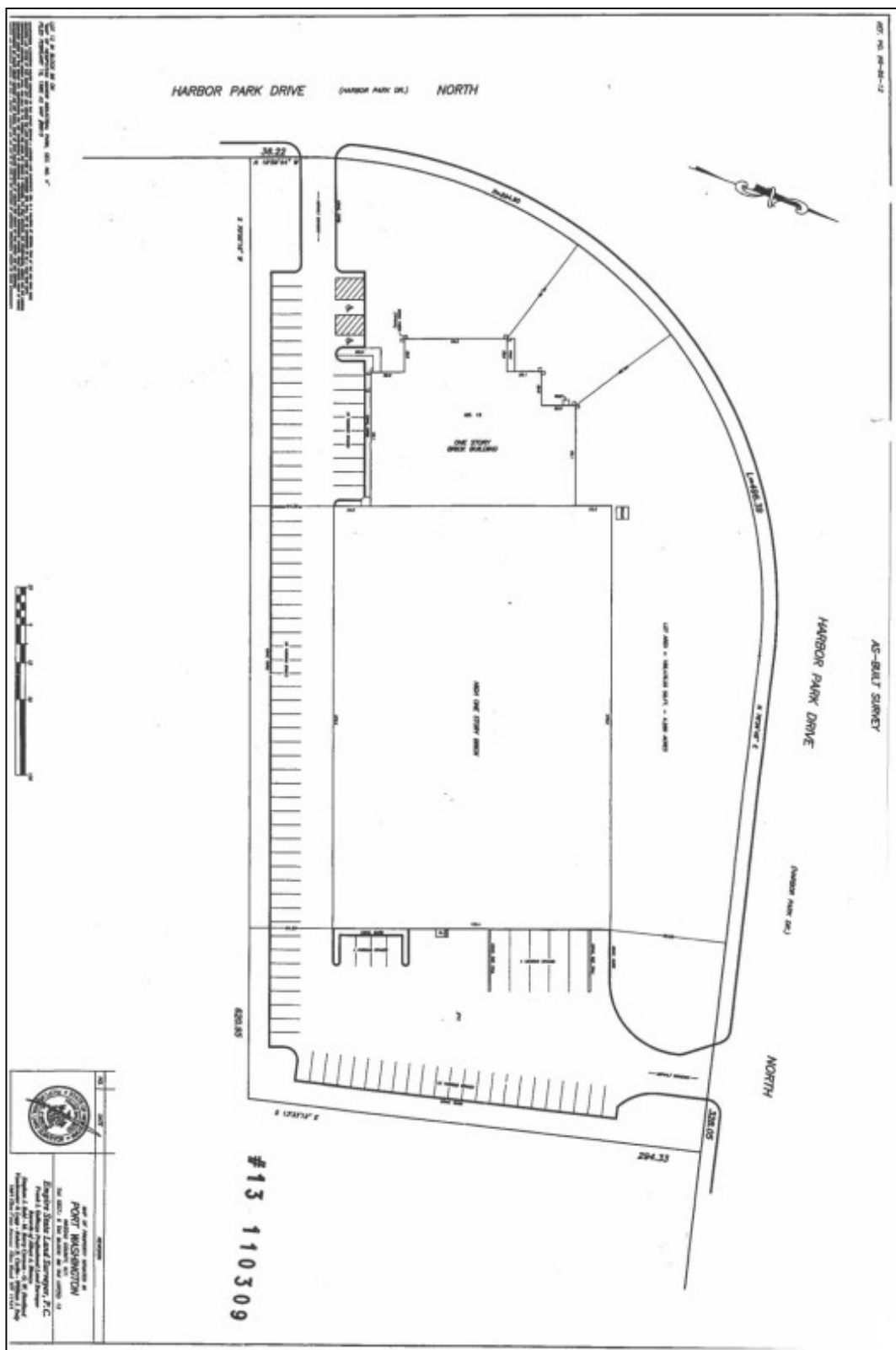


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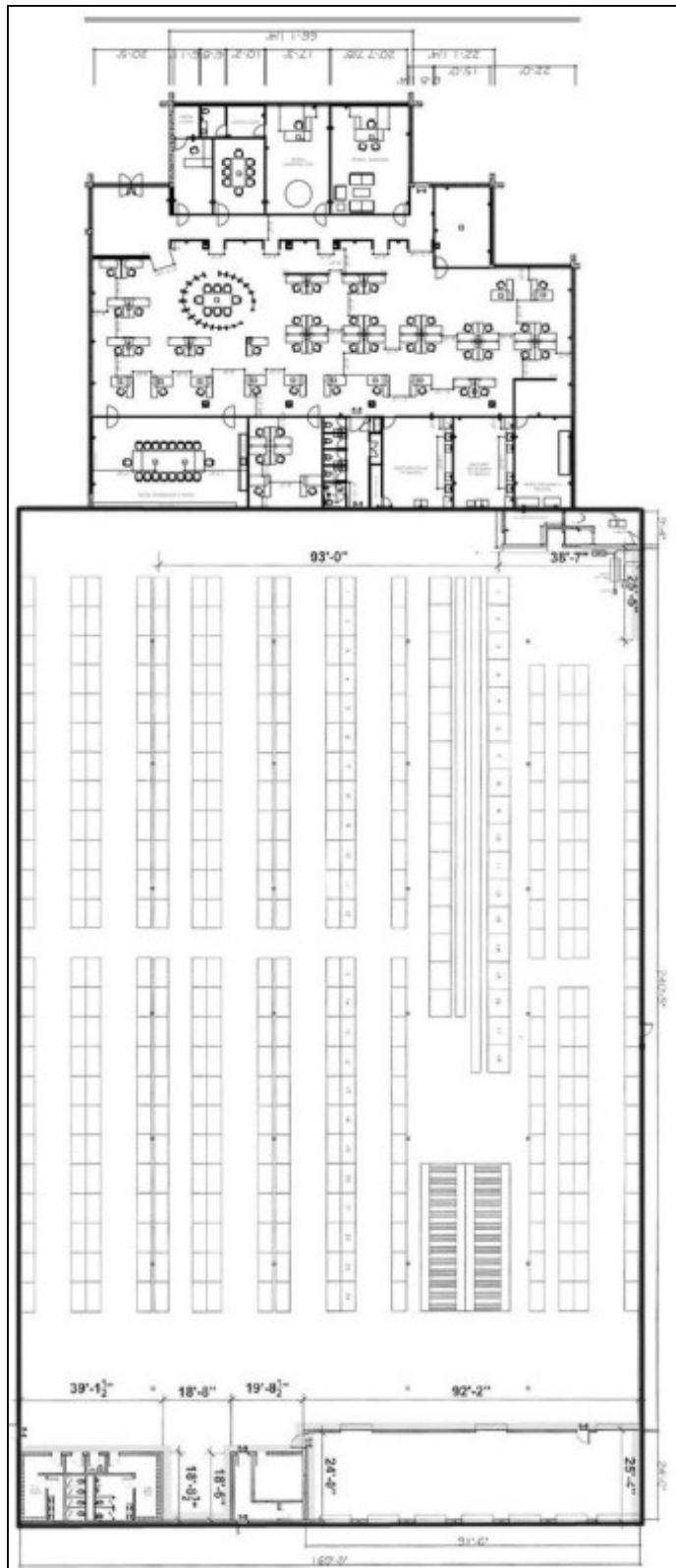
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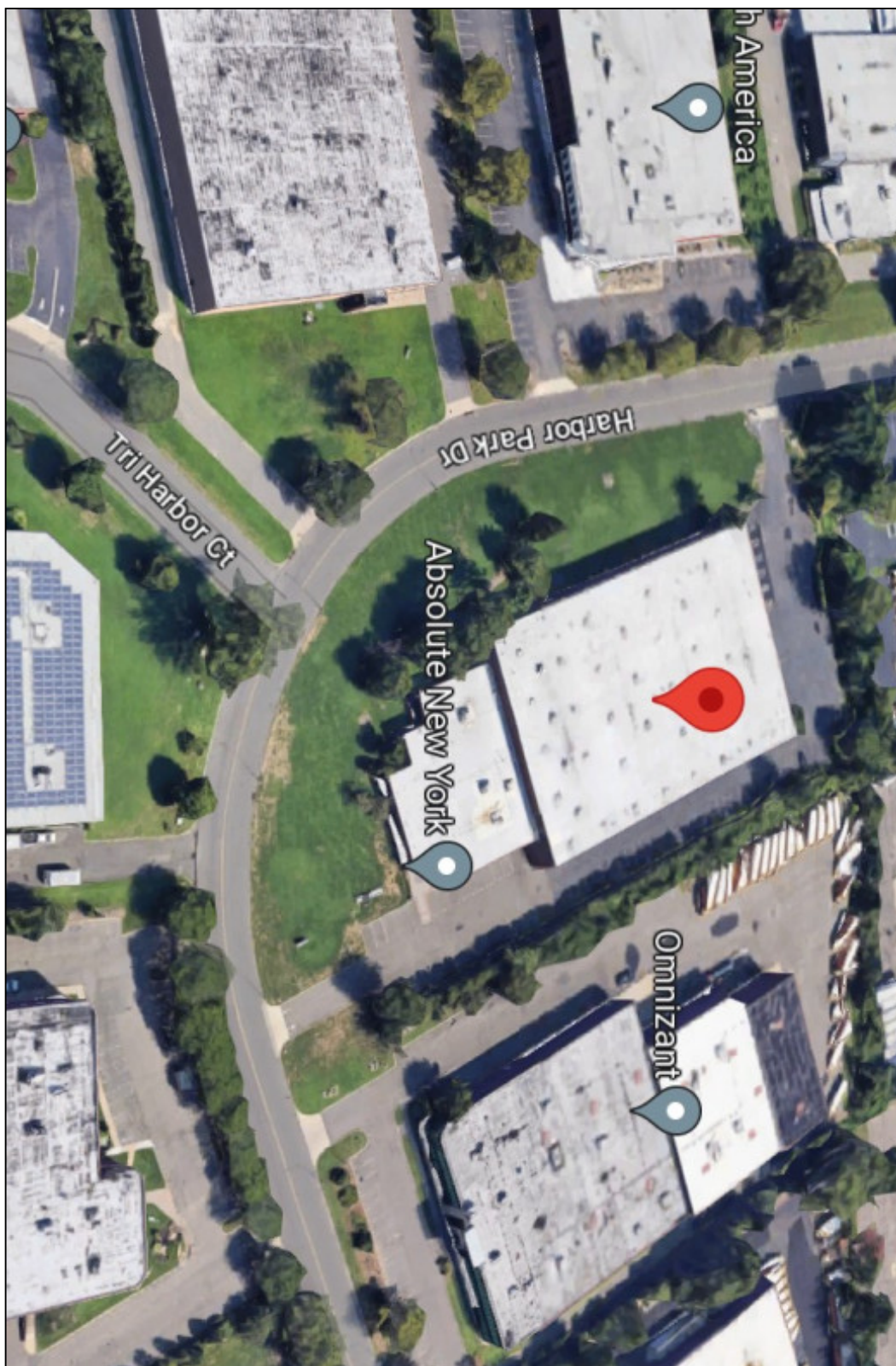


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