

ATLANTIC

Implementing real
estate solutions since
1995

45 CHANNEL DRIVE

Total: 20,000 SF

Port
Washington
New York

Licensed Broker
James Dunn
Phone: 516-729-0079
Email: James@atlanticproperty.com

Licensed Real Estate Agent
Trevor Dunn
Phone: 631-834-2800
Email: Trevor@atlanticproperty.com

Executive Summary

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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: \$71,430.95

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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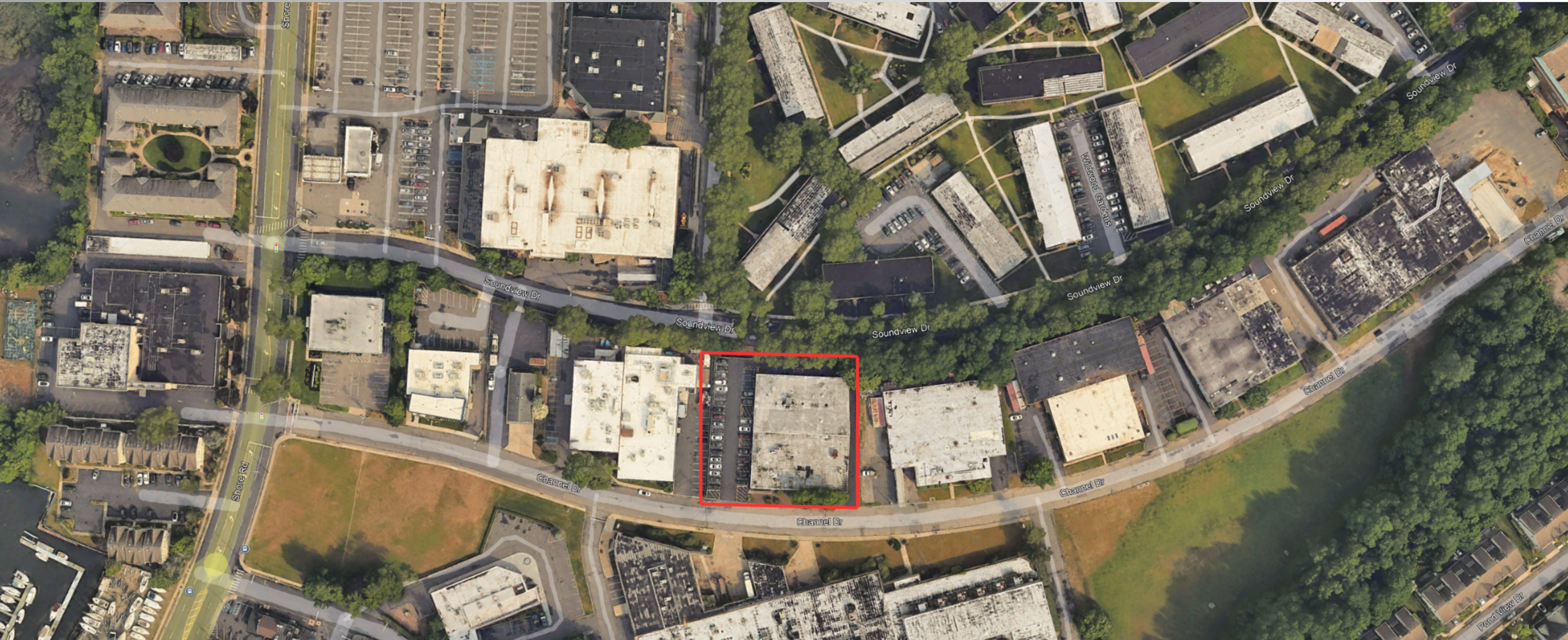
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Site Aerial

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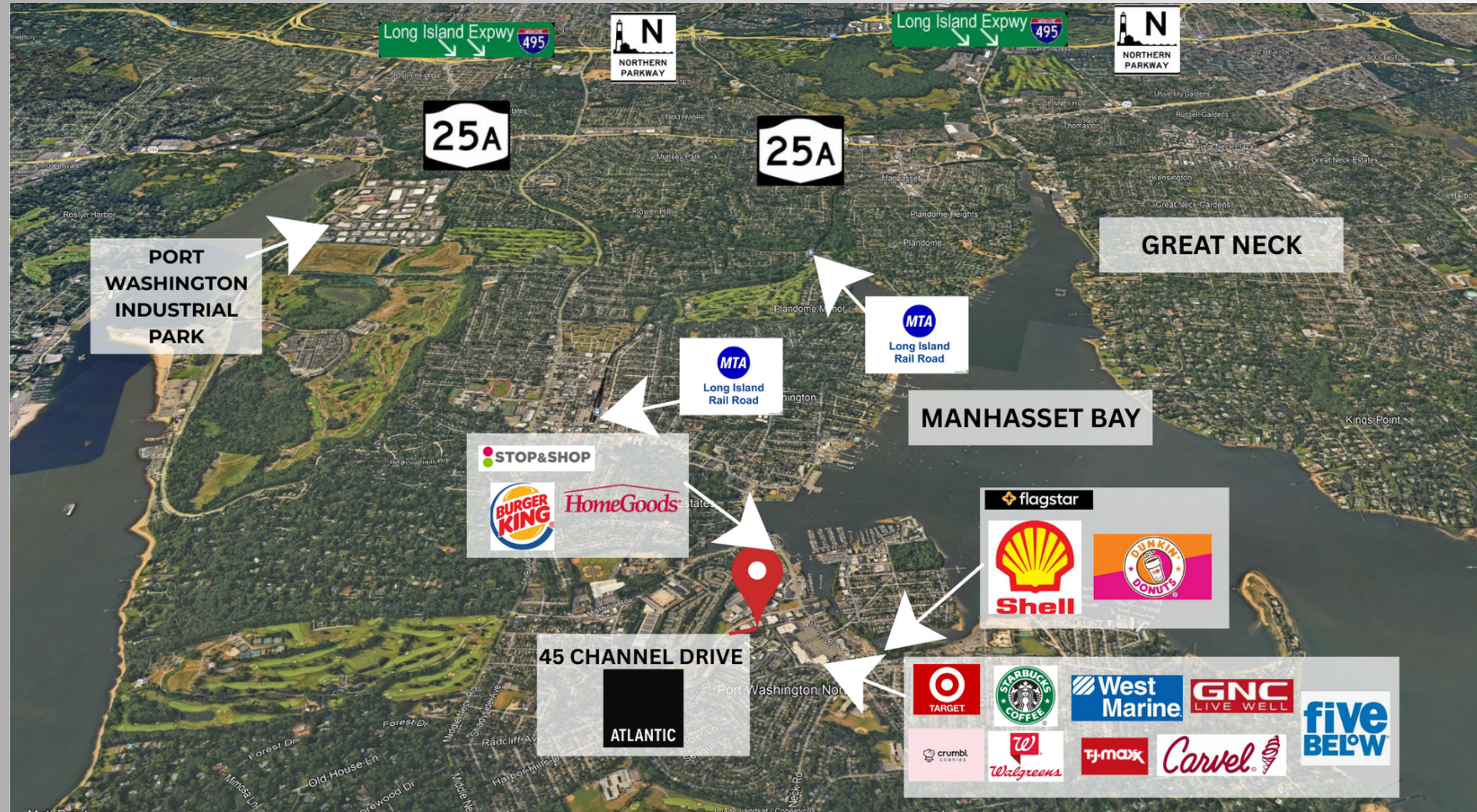


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Location Overview

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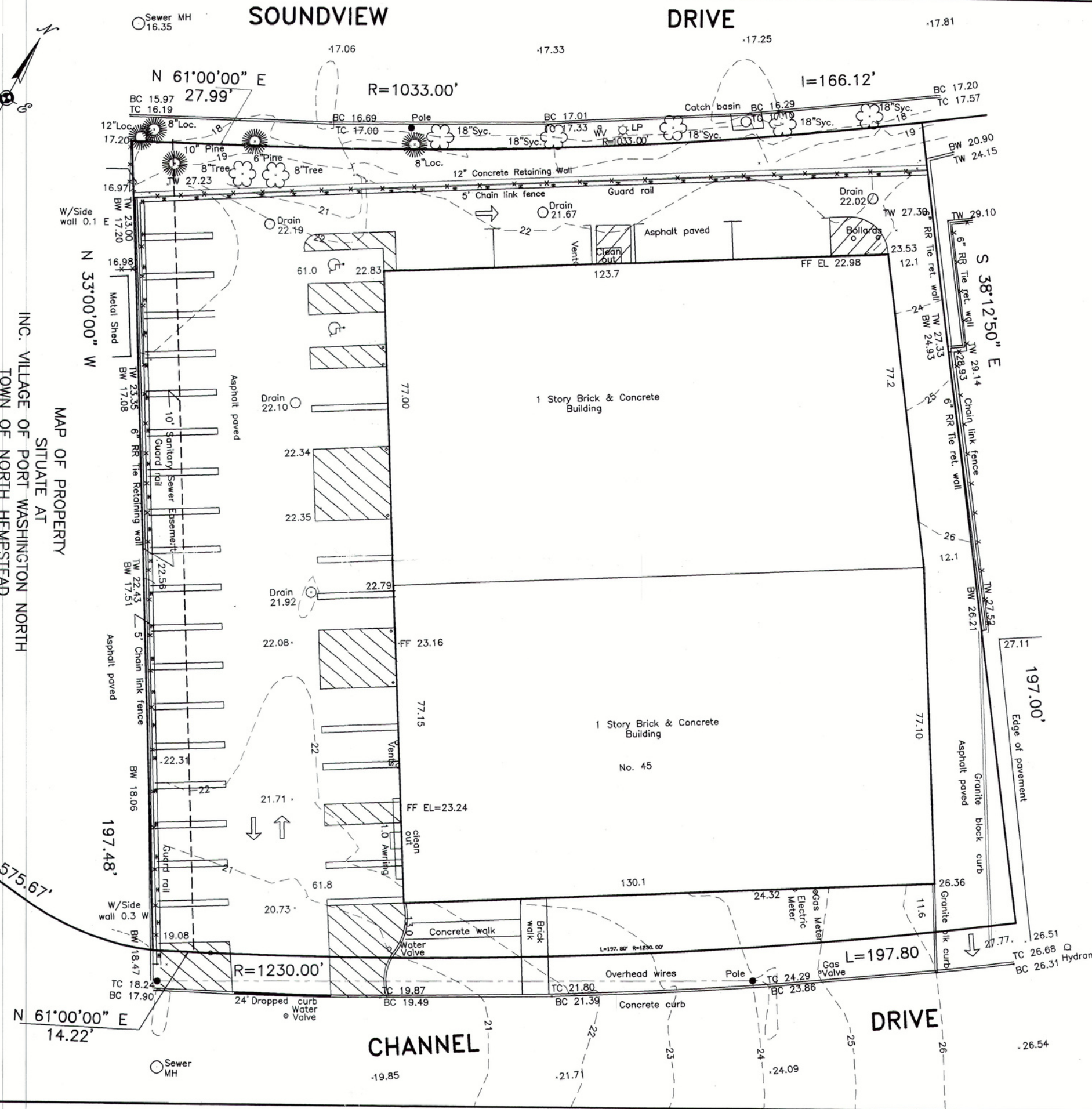
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NEW SHORE ROAD

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 THE PERFORMANCE OF HIS DUTY AND TO THE BEST OF HIS KNOWLEDGE AND BELIEF IT IS CORRECT AND ACCURATE. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, NOR DOES HE GUARANTEE THE RESULTS OF ANY ANALYSIS OR INTERPRETATION OF THE INFORMATION CONTAINED HEREIN. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PREPARATION OF THE MAP AND TO THE CORRECTION OF ANY ERRORS OR OMISSIONS IN THE MAP. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, NOR DOES HE GUARANTEE THE RESULTS OF ANY ANALYSIS OR INTERPRETATION OF THE INFORMATION CONTAINED HEREIN. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PREPARATION OF THE MAP AND TO THE CORRECTION OF ANY ERRORS OR OMISSIONS IN THE MAP.

ALBERT W. TAY
LICENSED LAND SURVEYOR
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 TEL (516) 433-3725 FAX (516) 433-0409
 Records of
BERTRAM F. ALLEN CE
 Port Washington, New York

SCALE 1"=16' **No. 09078**

ALBERT W. TAY
 LICENSE NO. 35618