



**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: 2/1/2025
Sale Price: \$18,750,000
 (\$299.44/sq. ft.)
Lease Price: \$18.00/sq. ft. Net
Taxes: \$312,105.77 (\$4.98/sq. ft.)

Pristine Corporate HQ industrial building with Class A+ offices located in Nassau's most desirable industrial park, +/-6.5 miles to NYC border, High end office furniture and excellent condition pallet racking available. Back-up generator, LED lighting, Full dock packages

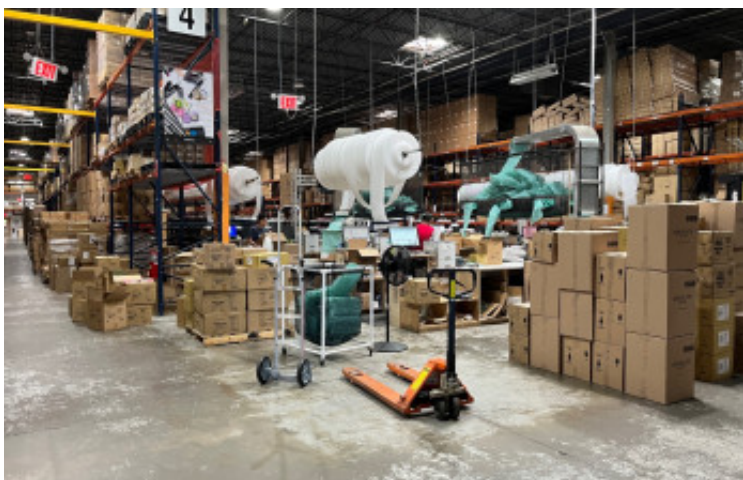


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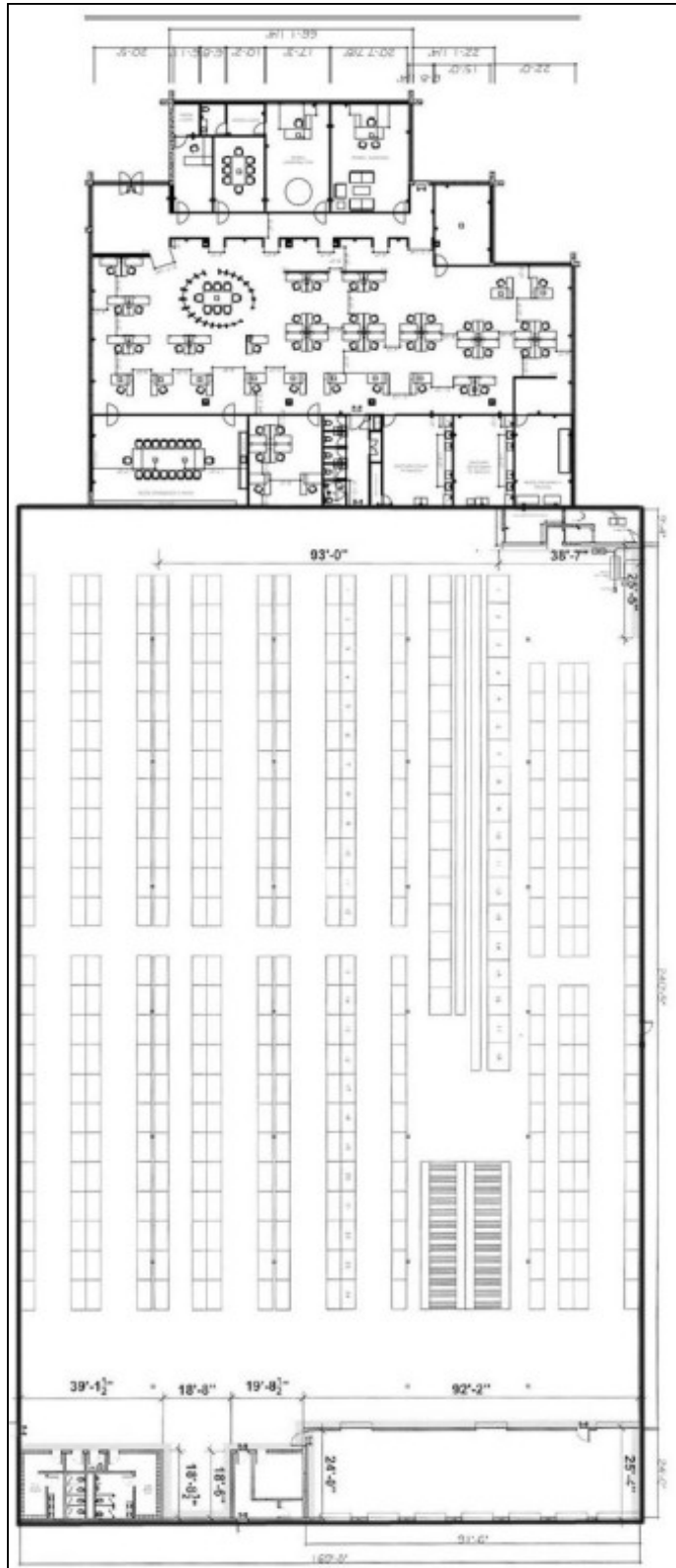
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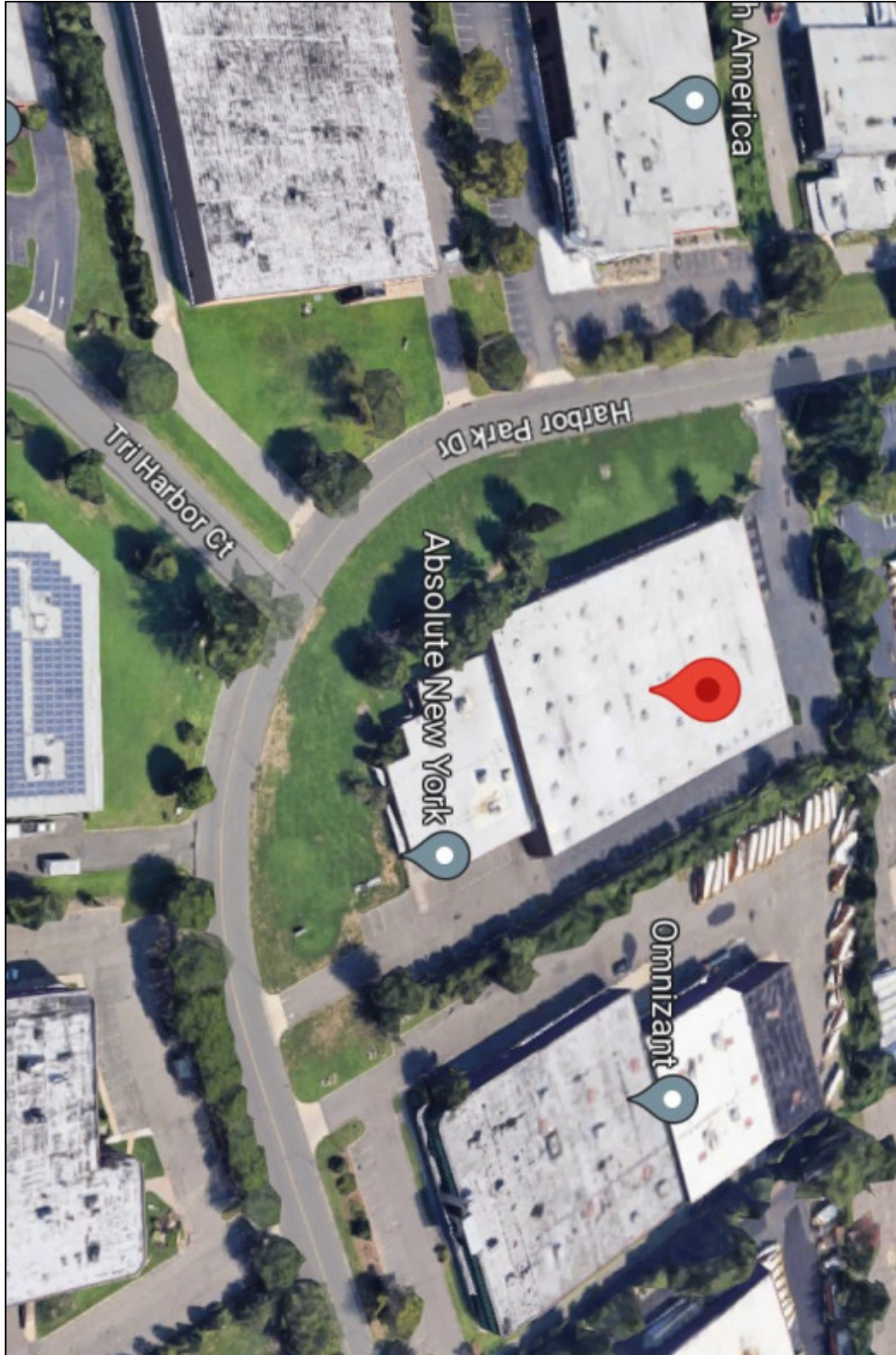
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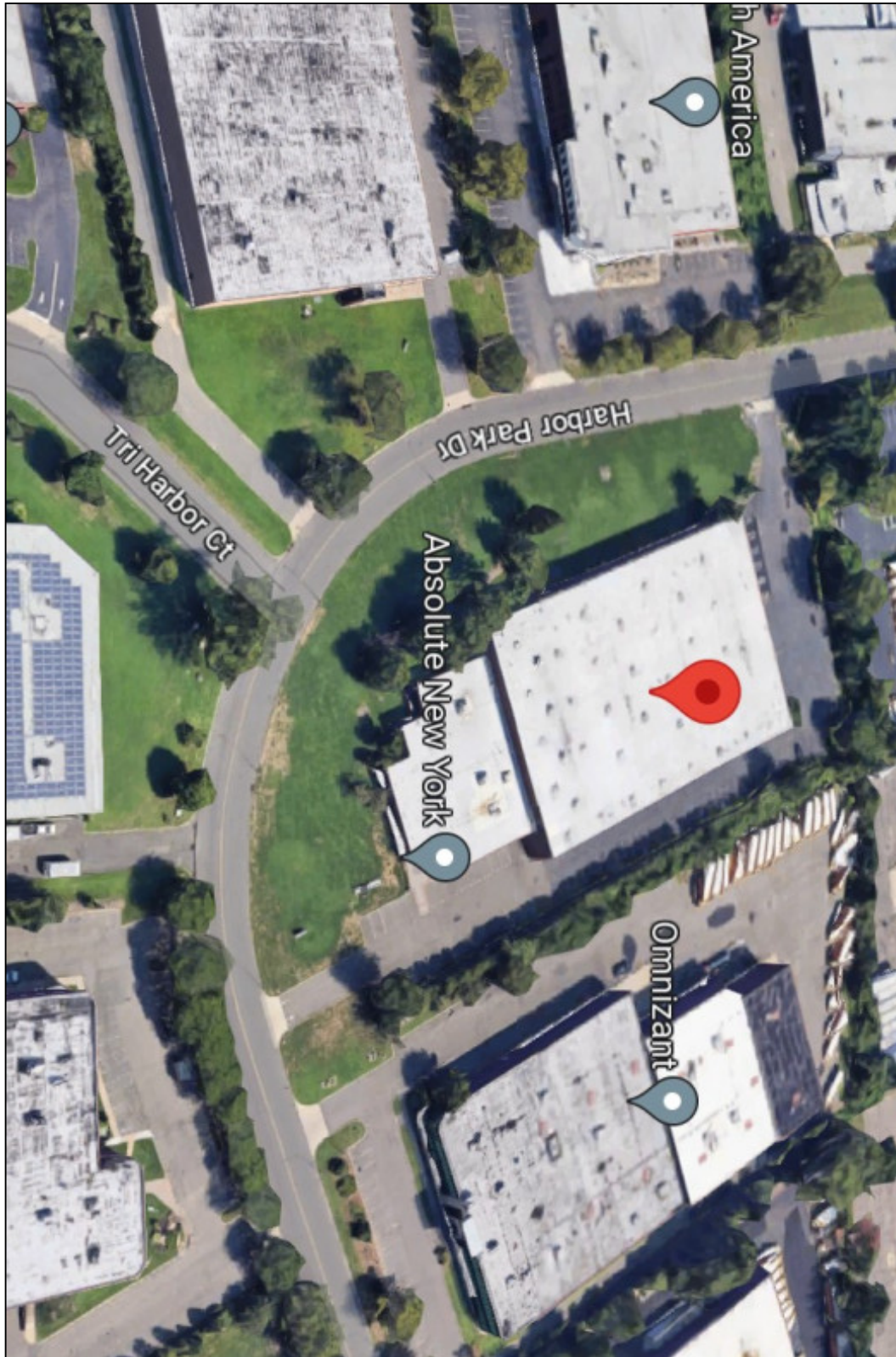
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