



62,617 sq. ft. of Industrial Space For Lease
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

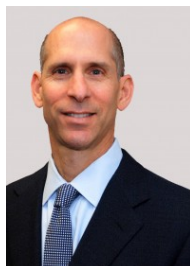
Pricing and Timing:

Occupancy: 3/1/2025
Lease Price: \$18.00/sq. ft. Net
Taxes: \$305,943.41 (\$4.89/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



James Parnes, RE Salesperson
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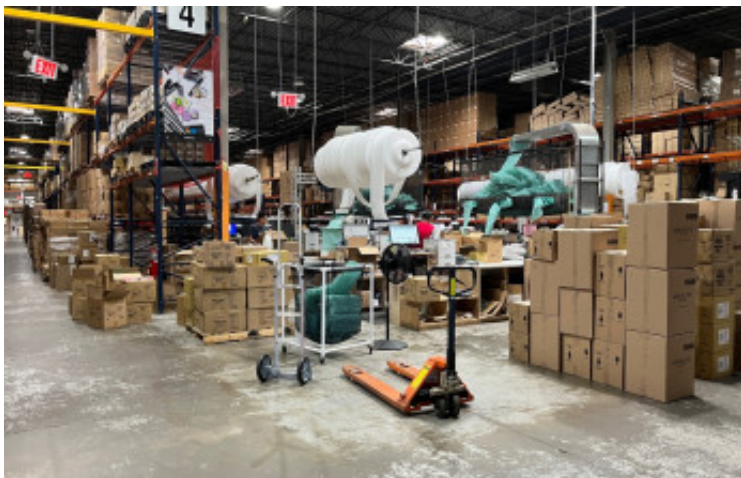


Philip Shwom, SIOR, CCIM, President
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Real Estate Broker



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

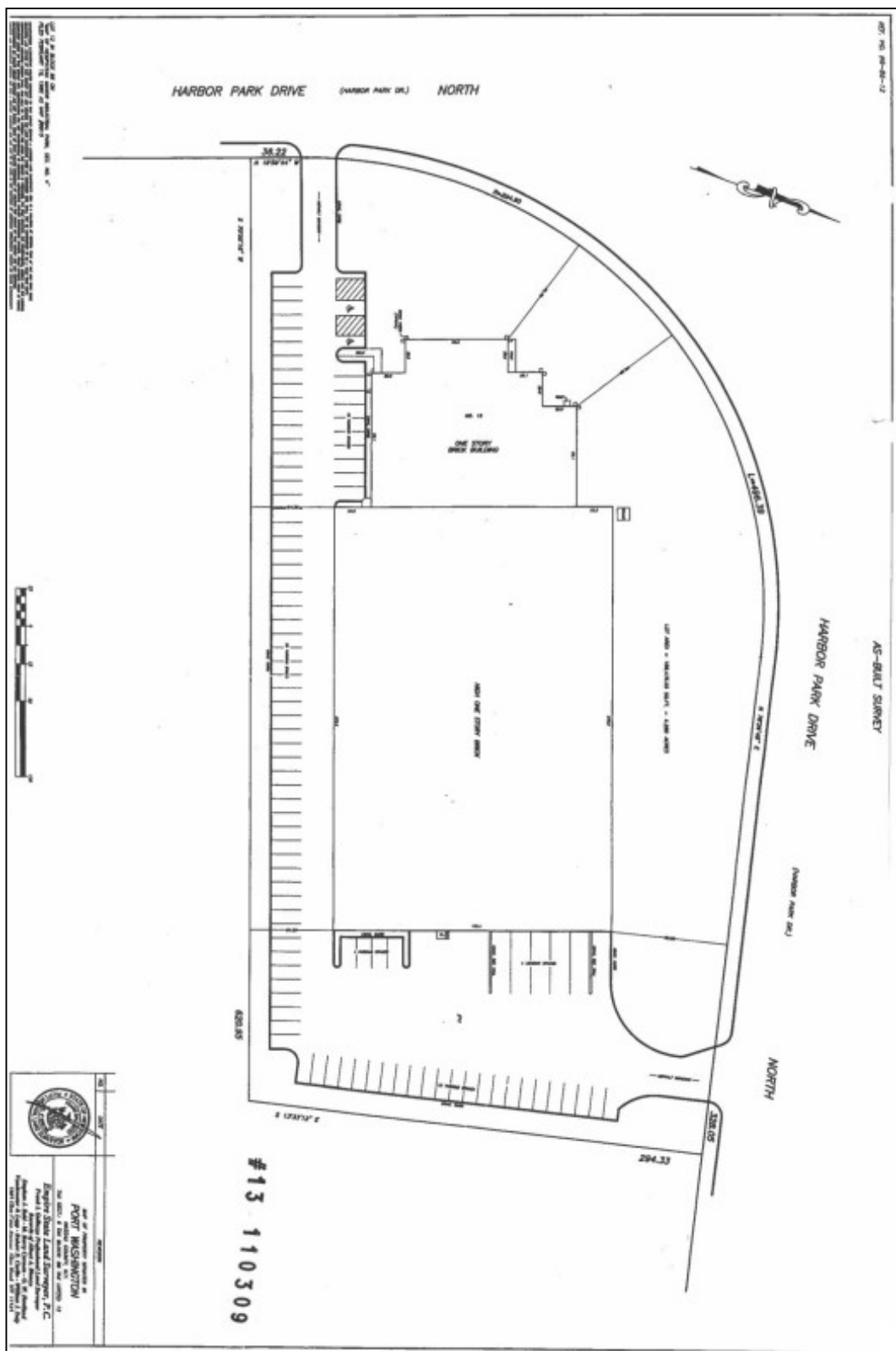


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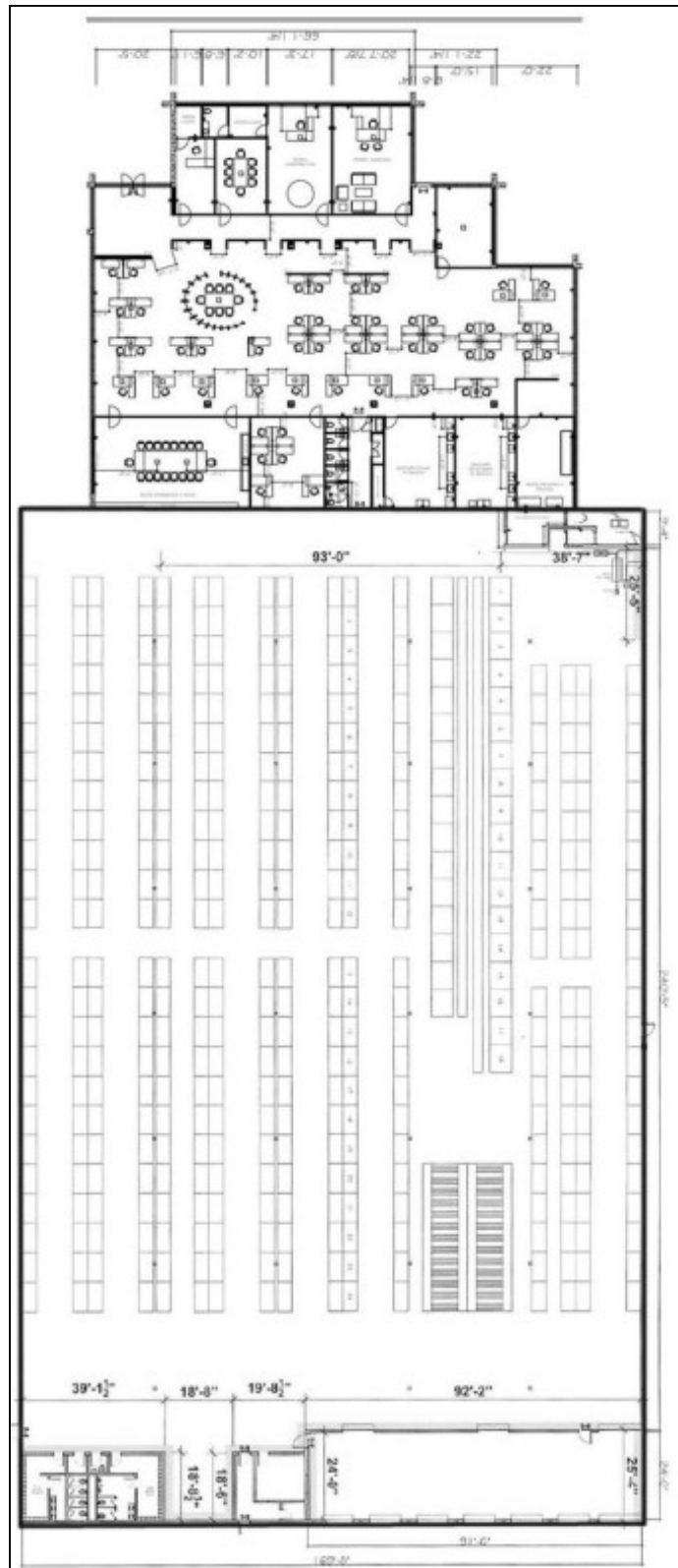


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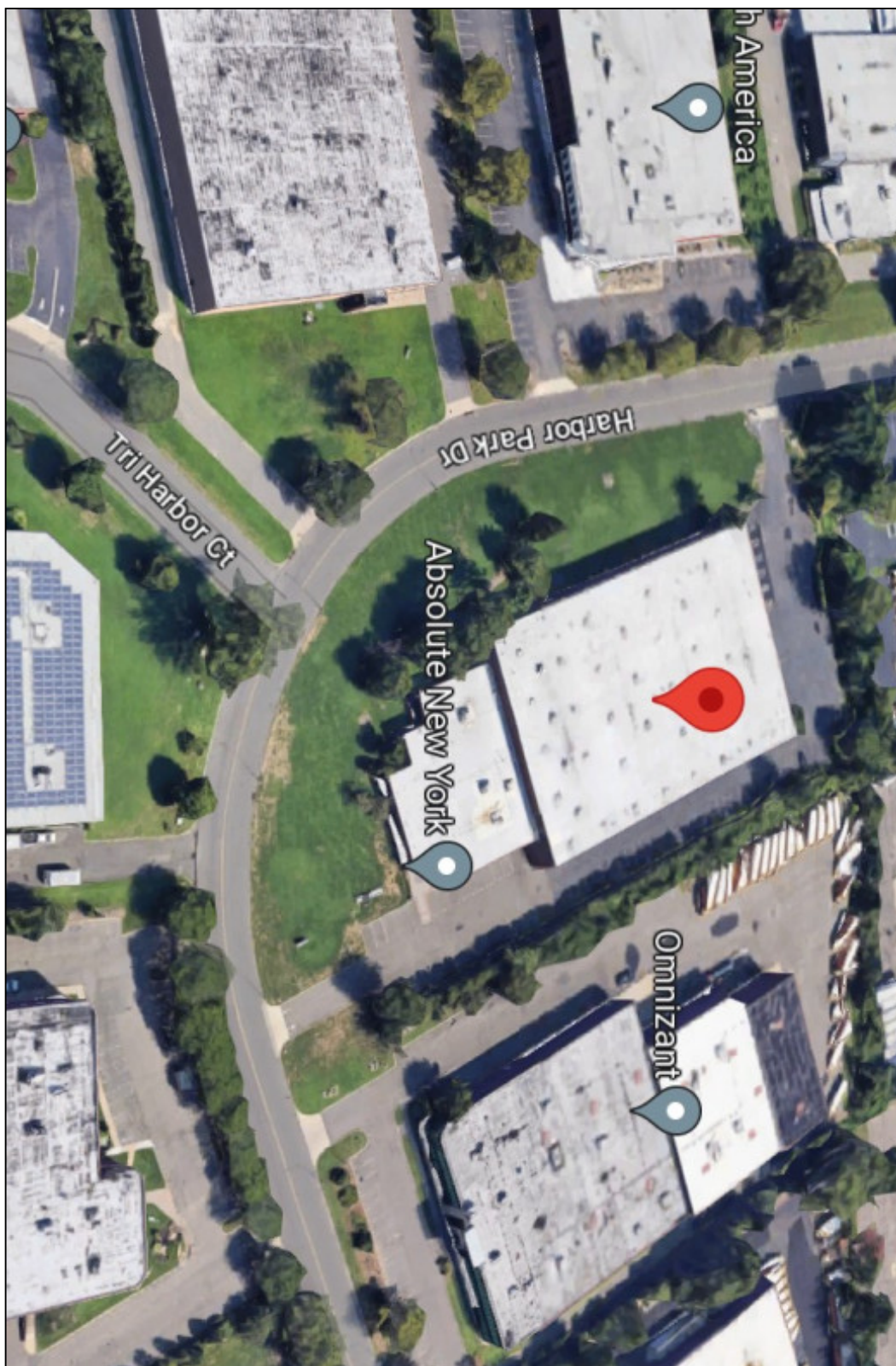


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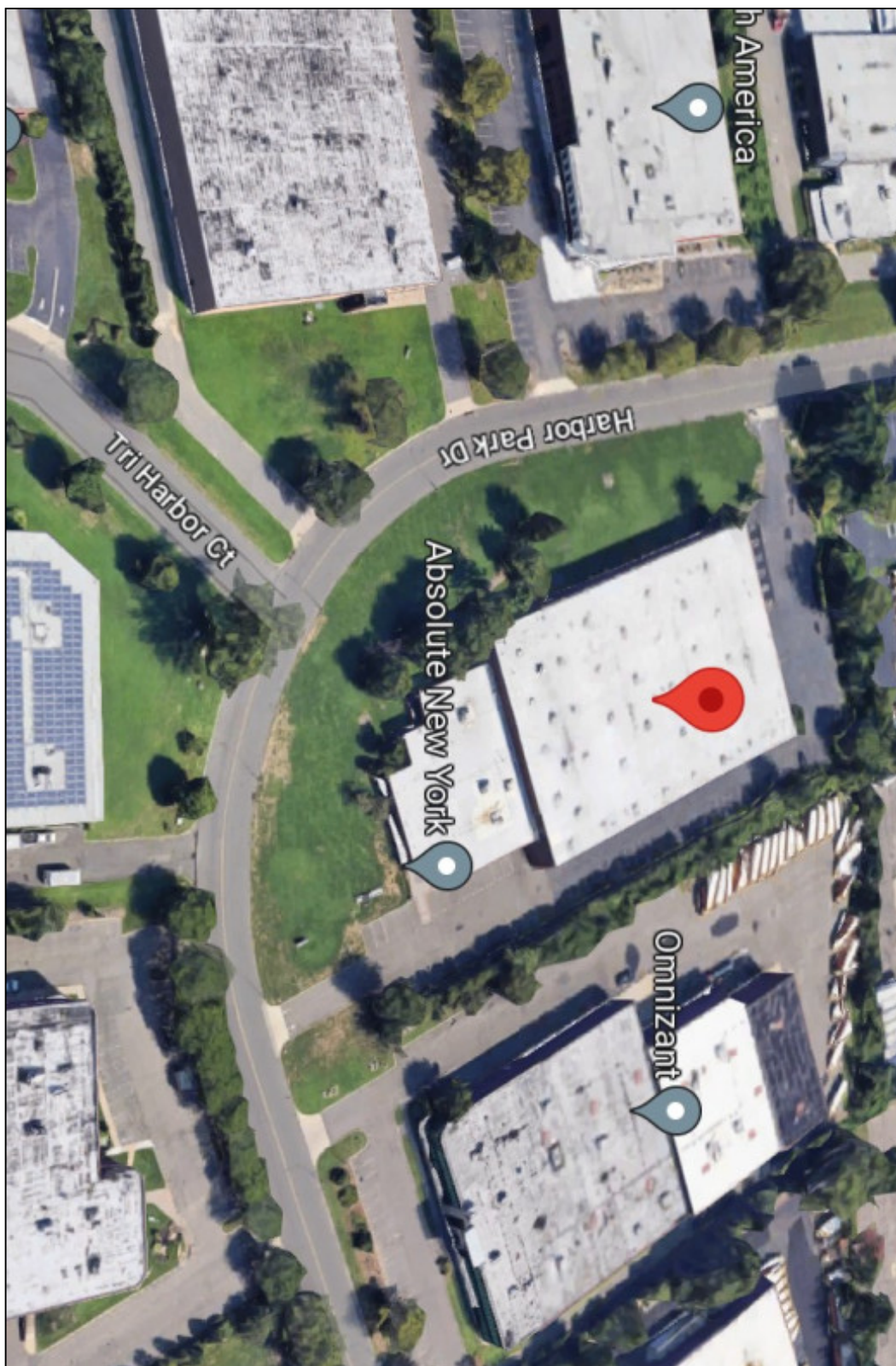


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