

For Lease | 17,500 SF Modern Warehouse With High Ceiling & Ample Parking
10 Harbor Park Dr, Port Washington, NY 11050



For further information, kindly contact exclusive agents:

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All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

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PROPERTY INFORMATION

Property Address:	10 Harbor Park Dr, Port Washington, NY 11050
Location:	On Harbor Park Dr., Intersects with West Shore Road
Section, Block, Lot:	6 - 58 - 102
County:	Nassau County
Zone:	Commercial
Warehouse Size:	17,500 SF (Approx.)
Office Size:	About 5%
Ceiling Haight:	25' clear
Sprinklered:	Yes
Parking:	Ample
Heat:	Gas
Exterior Loading Docks:	Two (2)
Drive-In Door:	One (1)
Possession Date:	On or Before July 1st, 2024
Lease Price:	\$19.50 PSF Net
Cam Charge:	\$1 PSF (Subject to Change)
Real Estate Tax:	\$3.83 PSF (with Pilot Program in Place)
Insurance:	\$0.54 PSF (Subject to Change)

Harvest International is thrilled to announce that we are hired by owner to market the industrial space for lease on exclusive basis! Situated in the picturesque industrial park and near the charming waterfront parks in North Shore Long Island, the property boasts high cubic ceilings and modern design, along with ample parking, it presents an ideal opportunity for businesses to thrive in a dynamic corporate environment.

Highlights:

Proximity to Major Roads: Long Island Expressway (495), Northern State Parkway, Port Washington Boulevard (Route 101) and Northern Boulevard (Route 25A)

Public Transit Accessibility: Close Proximity to LIRR, Port Washington Train Station, Buses on Northern Blvd

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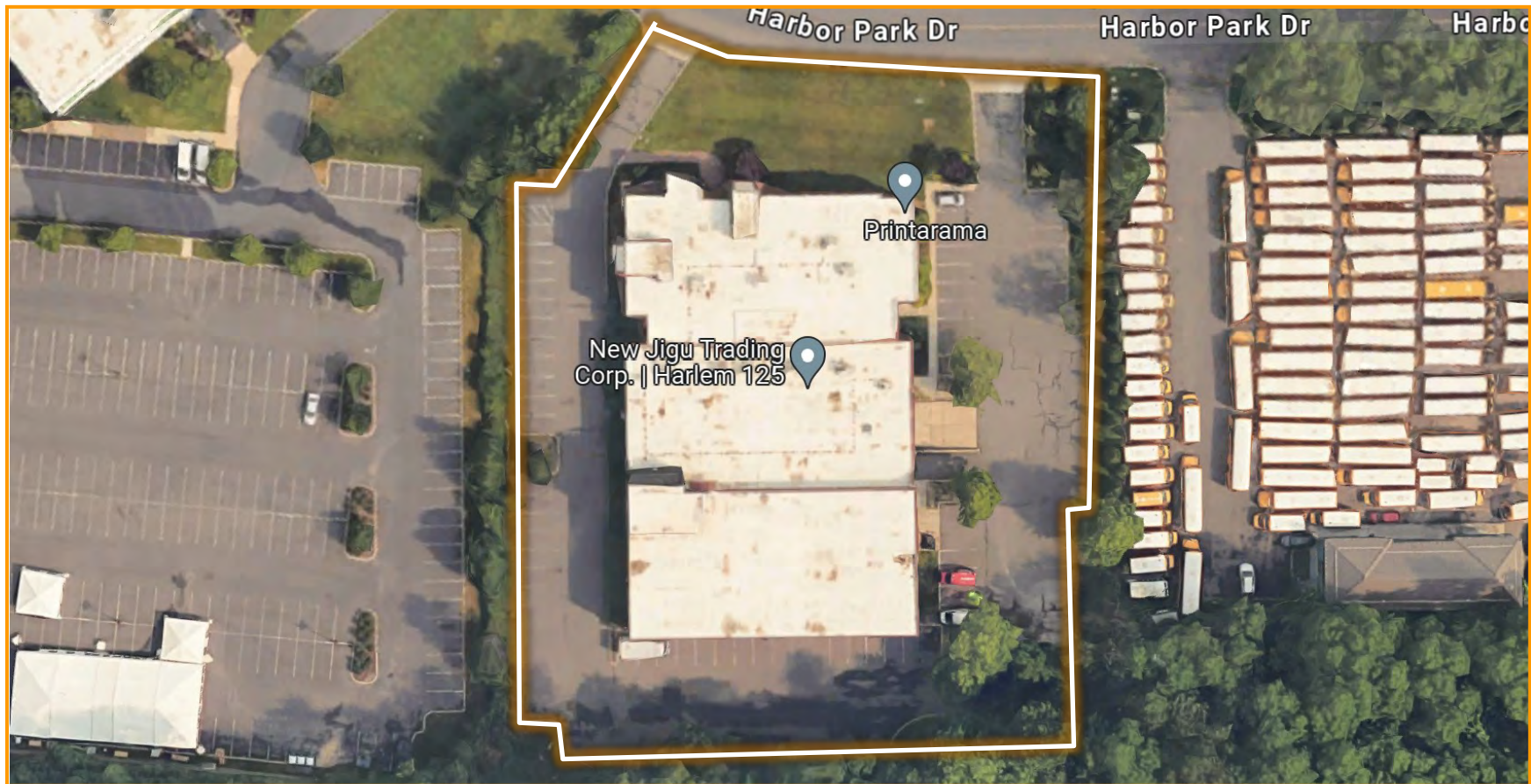
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AERIAL VIEW



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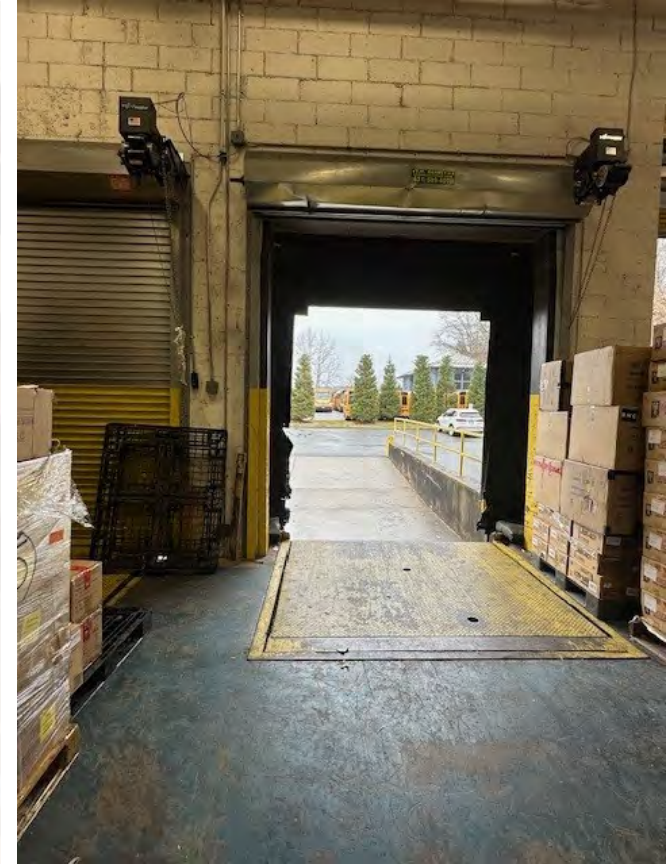
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INTERIOR PHOTO



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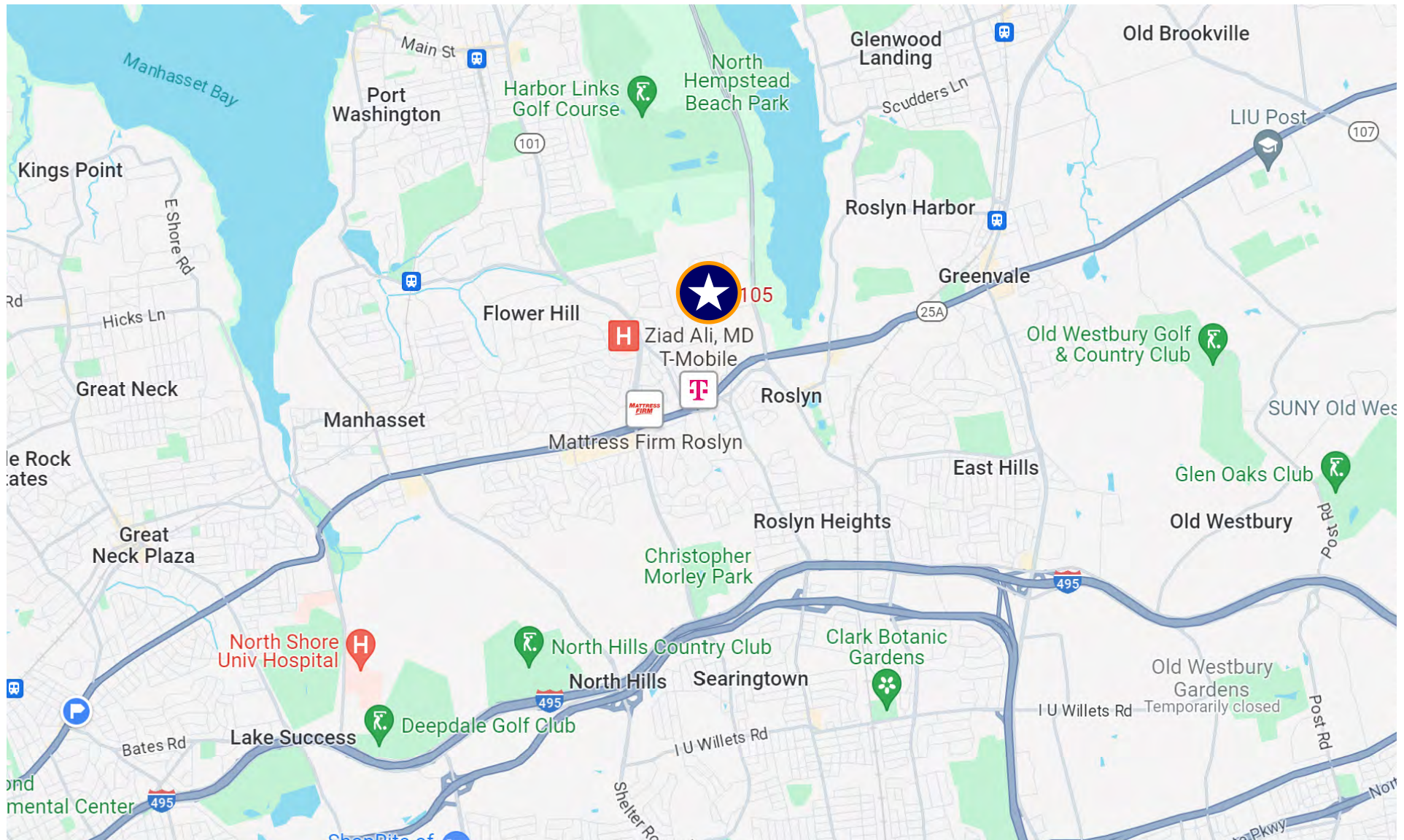
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MAP



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