

**For Sale/Lease • Port Washington, New York**

**22 Harbor Park Drive**

**New to Market | Class A Mint Condition Building**

**94,000 +/- Square Foot Building on 6.59 +/- Acres**



**Now Available for Sale or Lease**

**Sale Price: \$14,950,000**  
**Lease Price: \$10.00 PSF Net**  
**Taxes: \$431,000**

***Available in 2017***

***Exclusive Agent:***

**Ray Finkelstein**

**Principal**

**Real Estate Broker**

**Direct: 516.320.7702**

**[rfinkelstein@unitedrealtyinc.com](mailto:rfinkelstein@unitedrealtyinc.com)**

### **Property Particulars**

- 94,000 SF +/- building on 6.59 +/- acres
- 9,000 SF office on ground floor
- 16,000 SF office on the mezzanine
- 27' to 30' under steel
- Excellent loading
  - 6 interior loading docks
  - 2 exterior loading docks
  - 2 drive-in doors
- Roof replaced in 2013
- Fully sprinklered
- 175 car parking



