

85

CHANNEL DRIVE

PORT WASHINGTON, NY

INDUSTRIAL BUILDING FOR SALE



Artist Rendering



BUILDING SIZE

29,886 SF



SALE PRICE

\$9,750,000
\$326 PSF



POSSESSION

Immediate



REAL ESTATE TAXES

\$109,000 or \$3.66 PSF
(2026)

PROPERTY HIGHLIGHTS

PROPERTY FEATURES

- » Rare User Opportunity in Port Washington
- » Building is Currently Being Used as a Food Processing Facility and is Ideal for Manufacturing, Pharmaceutical and Many Other Uses
- » Oversized 1.84 Acre Lot
- » 3 Loading Docks, 3 Drive-In Doors
- » Ceiling Heights: 14'6" Clear
- » Power: 2400 Amps
- » Heavy Gas Service in Place - 8,000,000 BTU's
- » Floor Drains Throughout and On Sewers
- » Walking Distance to Nassau County Bus Stop, Shops and Restaurants



NEWMARK



