

24 Seaview Boulevard, Port Washington NY

AVAILABLE: WAREHOUSE SPACE FOR SUBLEASE



AVAILABLE WAREHOUSE SPACE

17,500 sq ft total
15,000 sq ft warehouse space
2,500 sq ft office space

LEASE EXPIRATION

December 31, 2028

ASKING SUBLEASE RENT

Negotiable

REAL ESTATE TAXES

\$5.10 PSF (2026 year)

LOADING / PARKING

1 OH Drive-in door
Loading Dock with 2 OH Doors
24 parking spaces

COMMENTS

- New installation (new LED lighting and finishes)
- Very bright and clean
- Ceiling height 19' clear
- Column spacing 20' x 30'
- Power 400 amps
- Gas heat; HVAC in offices
- Fully Sprinklered
- Connected to Sewers
- 4 bathrooms
- Prime Western Nassau location



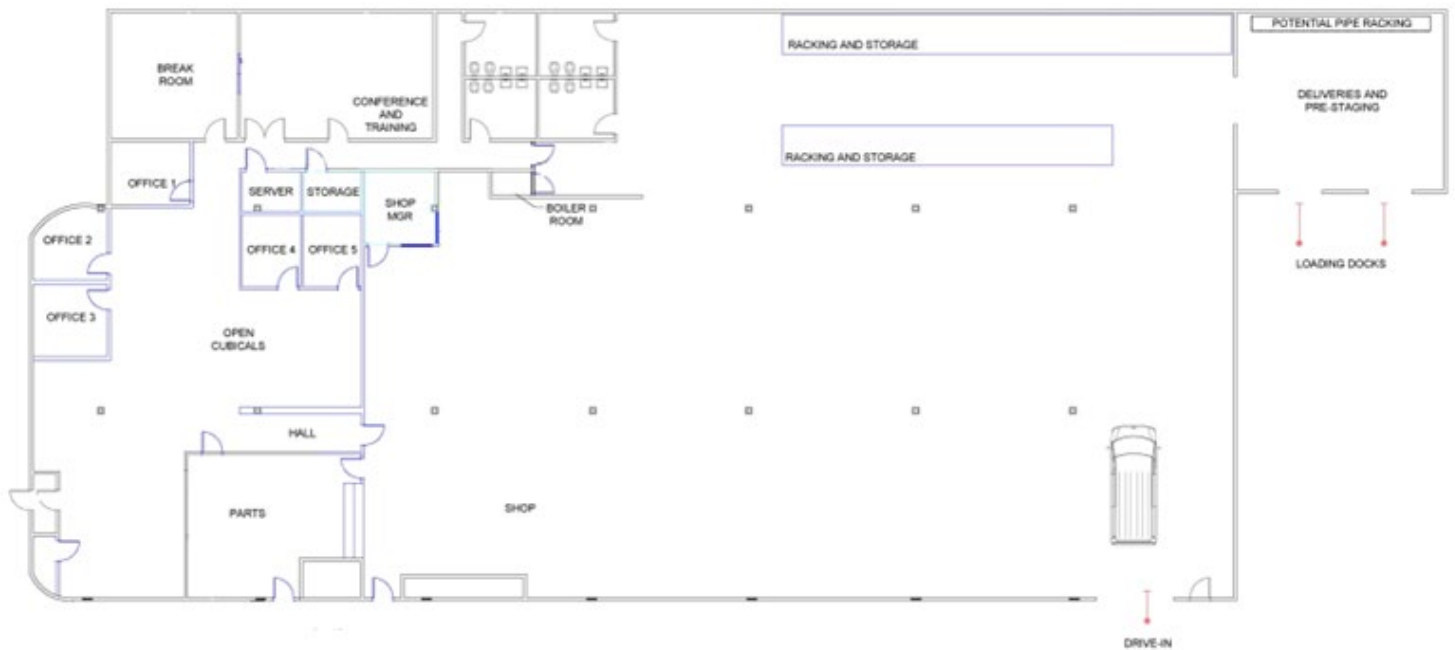
PARAGONGroup^{LLC}
Corporate Real Estate & Tenant Representation

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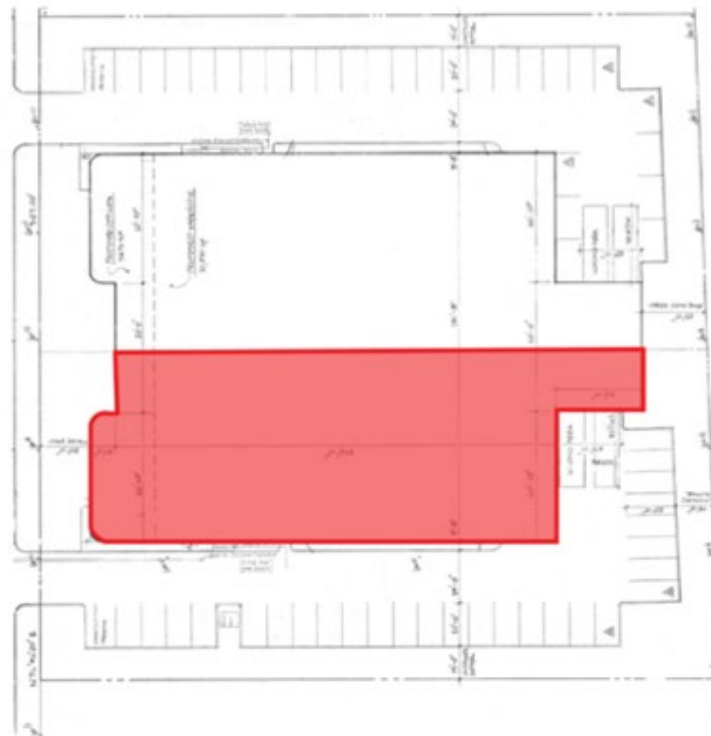
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AVAILABLE: WAREHOUSE SPACE FOR SUBLEASE

FLOOR PLAN



SITE PLAN



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