


85 HARBOR ROAD

PORT WASHINGTON, NY



For lease

107,633 SF Premier Warehouse Availability

 JLL SEE A BRIGHTER WAY

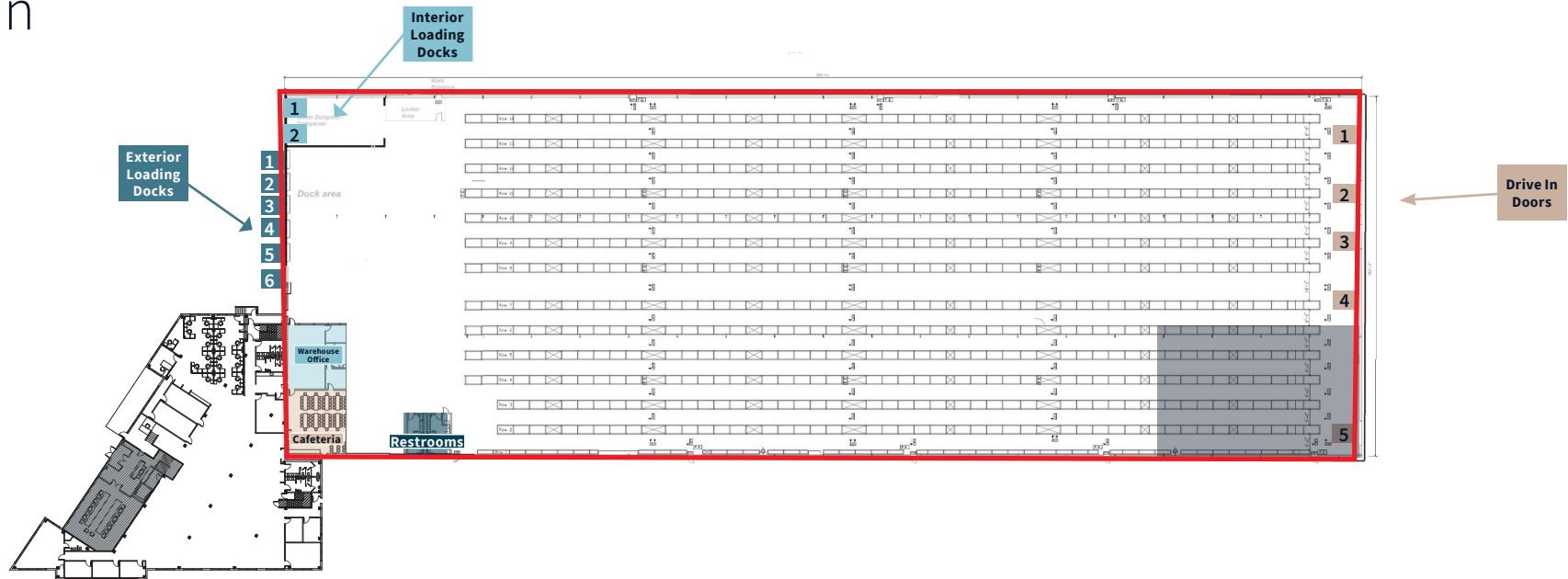
85 Harbor Road / Port Washington

Building highlights

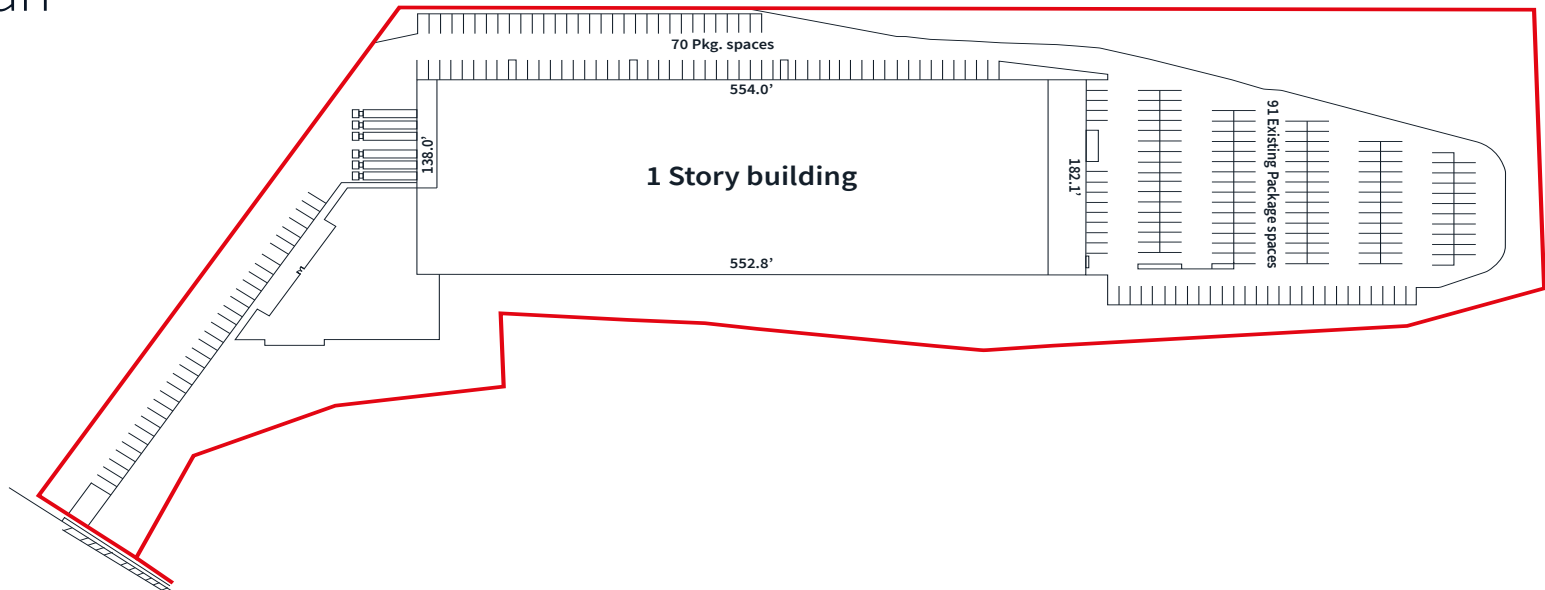
Total building size	± 130,946 SF
Available space	± 107,633 SF
Office	± 13,008 SF
Warehouse	± 94,625 SF
Year built	1974; renovated completely in 2012
Roof	Brand new roof in 2017; 20-year warranty
Construction	Brick, block and steel
Sprinklers	Wet system
Ceiling height	20 1/2' clear height throughout warehouse
Column spacing	58' x 25'
Loading	6 exterior loading docks 2 interior loading docks 4 drive-ins (14' high)
Heating	Gas fired roof-top units HVAC in office area
Power	1,200 amps
Car parking	Ample parking
Zoning	Economic Development A District, Village of Port Washington North
Gas & electric	National Grid, PSEG
Sewers	Yes
RE Taxes	\$5.11 PSF
Comments	900 KW rooftop solar system LED lights throughout Back-up generator
Asking price	\$16.00 PSF Net



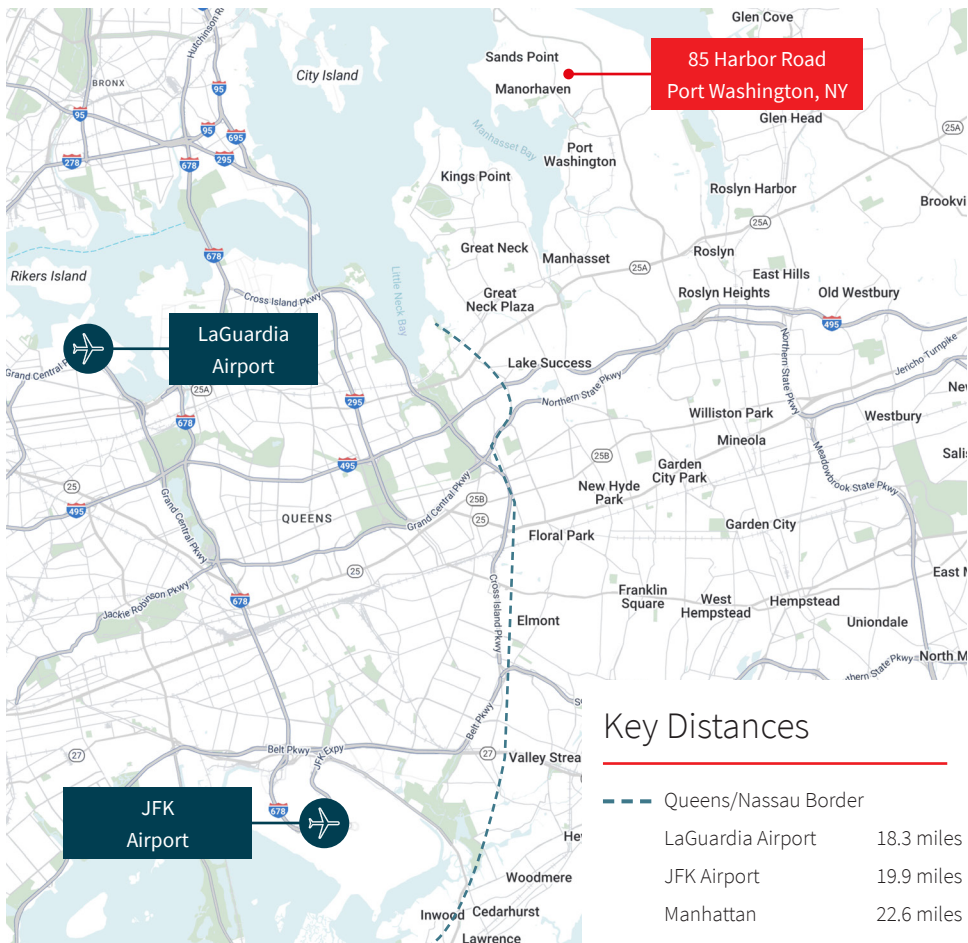
Floor plan



Site plan



Location overview



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