


# 85 HARBOR ROAD

PORT WASHINGTON, NY



# For sale or lease

130,946 SF Premier Warehouse Availability

 JLL SEE A BRIGHTER WAY



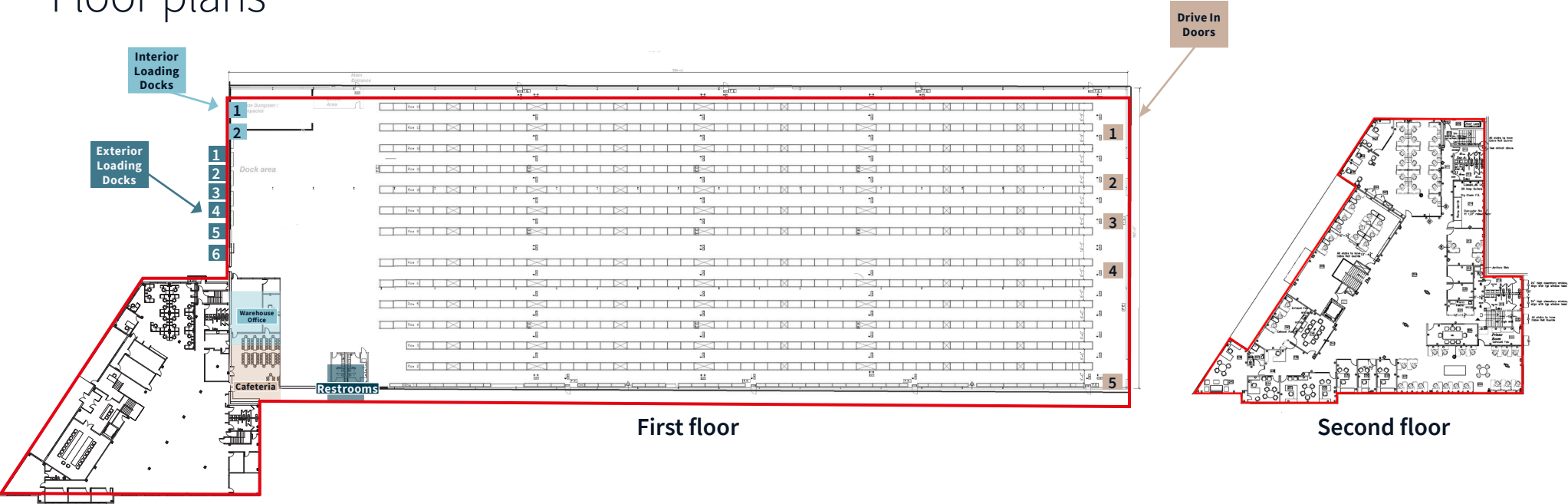
**85 Harbor Road / Port Washington**

## Building highlights

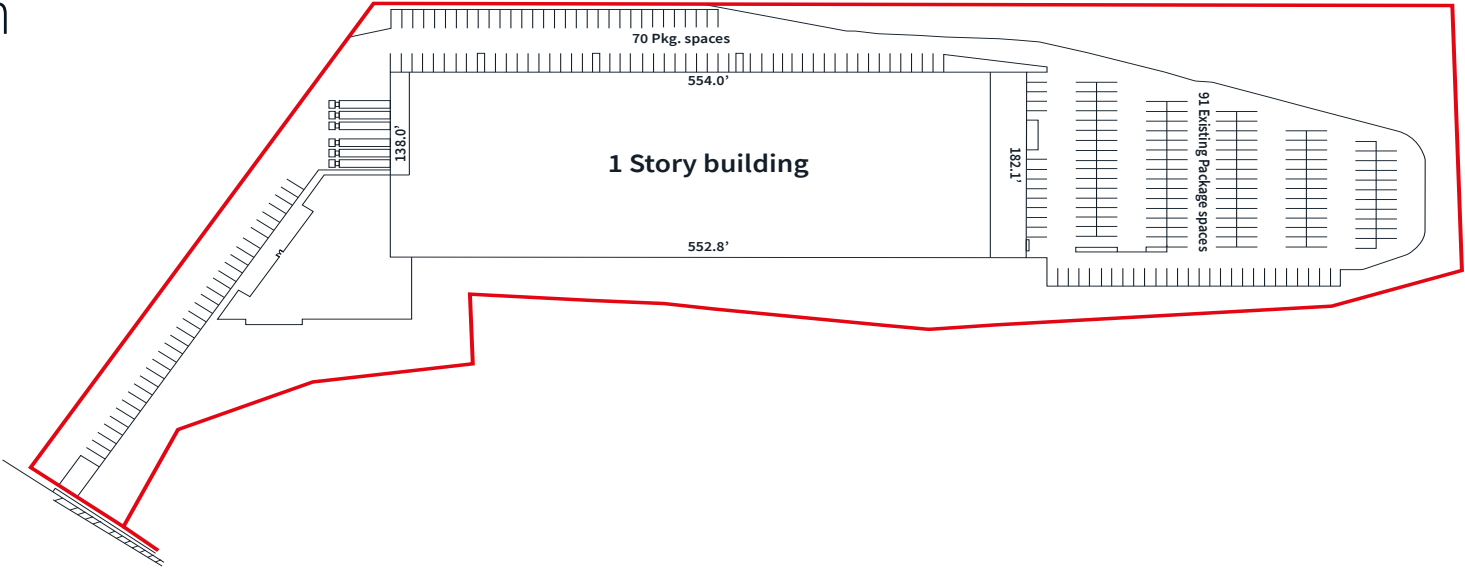
Total building size	± 130,946 SF
Office	1st floor: ± 18,423 SF 2nd floor: ± 15,059 SF Total: ± 33,482 SF
Warehouse	± 97,464 SF
Plot	± 8.0 acres
Year built	1974; renovated completely in 2012
Roof	New roof installed in 2017; 20-year warranty
Sprinklers	Wet system
Ceiling height	20 1/2' clear height
Column spacing	58' x 25'
Loading	6 exterior loading docks 2 interior loading docks 5 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
Comments	900 KW rooftop solar system LED lights throughout Back-up generator
RE Taxes	\$5.11 PSF
Asking sale price	\$230 PSF
Asking lease price	\$16.00 PSF NNN



Floor plans



Site plan





## Location overview



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