

ATLANTIC

PROPERTY SERVICES



OFFERING MEMORANDUM · FOR SALE

45 Channel Drive

Port Washington, New York 11050 · ±20,000 SF Industrial

\$6,850,000

ASKING PRICE

\$342.50

PRICE PER SF

The Offering

Atlantic Property Services is pleased to present the exclusive opportunity to acquire 45 Channel Drive, a ±20,000-square-foot single-story industrial building situated within Port Washington's established Channel Drive industrial park on Long Island's North Shore. Heavy power infrastructure and an efficient operational layout suit manufacturing, service, and distribution users.

The property is positioned to appeal to both owner-users seeking a scarce North Shore industrial footprint and investors targeting single-tenant industrial product in a supply-constrained Nassau County submarket.

**±20,000
SF**

BUILDING AREA

14'–16'
CLEAR HEIGHT

±1 AC
LOT SIZE

2003
YEAR BUILT

INVESTMENT SUMMARY

ADDRESS 45 Channel Drive, Port Washington, NY 11050

SUBMARKET Port Washington, NY (Western Nassau)

PROPERTY TYPE Industrial

SALE TYPE Investment or Owner-User

TENANCY Single

ZONING L1



Building & Site



STORIES	1	PARKING	±31 stalls
BUILDING CLASS	C	HEATING	Natural gas
LOADING	2 grade-level drive-in doors	COOLING	Air conditioning
POWER	200 AMP 3-phase & 800 AMP 240V	WATER / SEWER	City
FIRE PROTECTION	Fully sprinklered	SECURITY	On-site manager, security system

PROPERTY TAXES

LINE ITEM	AMOUNT
Parcel Number	2239-04-123-00-0015-0
Annual Taxes (2025)	\$134,389.85

Port Washington — North Shore

45 Channel Drive sits within Port Washington's Channel Drive industrial park on Nassau County's North Shore, approximately 20 miles from Midtown Manhattan. The location offers convenient access for employees and logistics operations via Port Washington Boulevard and the LIRR Port Washington branch.



DEMOGRAPHICS — 5-MILE RADIUS

155,879

POPULATION

\$140,692

MEDIAN HH INCOME

\$1,006,167

MEDIAN HOME VALUE

Why Channel Drive

■ **Premier North Shore Location**

A modern industrial facility in one of Nassau County's most supply-constrained submarkets, with excellent visibility within a well-known industrial park.

■ **Dual Power Services**

Dual electrical services support heavy industrial and manufacturing use — a rare specification for North Shore product.

■ **Move-In Ready Functionality**

A single-story, fully sprinklered plan with grade-level loading minimizes retrofit cost for an incoming user.

■ **Owner-User or Investment**

Single-tenant configuration offers immediate occupancy for an owner-user or a stable leasing profile for an investor.

EXCLUSIVELY LISTED BY

James Dunn

LICENSED BROKER

(516) 729-0079

Trevor Dunn

LICENSED REAL ESTATE AGENT

(631) 834-2800

Income and expense detail, survey, and additional due-diligence materials are available upon execution of a confidentiality agreement. All offers should be directed to the exclusive advisors listed herein.

CONFIDENTIALITY & DISCLAIMER

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