



**ULSTER-Town of** 1711-1715 Rte 9W, Lake Katrine, NY 12449

https://gristmillrealestate.com

\$8,534

Rent is \$8.50 per square foot, triple net annually, CPI increase. Net charges are approximately \$4.50 per square foot, including 90% of real estate taxes, which is \$1.83 per square foot at time of listing. Snow control, landscaping and insurance are variable. Tenant pays all utilities. This is a superior warehouse/light manufacturing facility, fully air conditioned and sprinklered. Great location on Route 9W, just north of the Rte 199/209 intersection and Rhinecliff Bridge.

**MLS ID:** 20230371

Status Category: Active Area, sq ft: 12048 sq ft

**Acreage:** 1.47 **Age:** 21-40

**Loading Dock:** 1

Ceiling Height: 16 - 14

**INTERIOR FEATURES** 

Cooling/Air Conditioning: Central

UTILITIES

**Heat Source:** Sub-blowers

Hot Water: Gas

Electricity: Three Phase, 400 Amps

**EXTERIOR FEATURES** 

Garage/Parking Extras: Parking Spaces 20+

Lot Dimensions: 1.47

**LOCATION DETAILS** 

**Area/Town:** Ulster-town Of **County:** Ulster County

**Listing Category:** Commercial/industrial

Status Detail: 2

Zone: Hc

Year built: 1990

Warehouse Sqft: 10, 500

Overhead Doors: 3

Date added: Added 4 months ago

Heating Fuel: Natural Gas

Water: Municipal Sewer: Municipal

**Construction:** Steel

School District: Kingstonconsold

Directions: Set Gps To 1711 Route 9w. One Half Mile North Of

Route 199/209 On The Left

## **LISTED BY**

Office Name: Svn Deegan-collins Commercial

**Agent Last Name:** Collins

**Agent First Name:** Thomas



Contact us

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