

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

\$8,534

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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 Listing Category: Commercial/industrial

**Status Category:** Active **Status Detail:** 2

**Area, sq ft: 12048** sq ft **Zone:** Hc **Acreage:** 1.47 **Year built:** 1990

Age: 21-40 Warehouse Sqft: 10, 500

Loading Dock: 1 Overhead Doors: 3

Ceiling Height: 16 - 14 Date added: Added 2 years ago

INTERIOR FEATURES

Cooling/Air Conditioning: Central

UTILITIES

**Heat Source:** Sub-blowers **Heating Fuel:** Natural Gas

Hot Water: Gas Water: Municipal Electricity: Three Phase, 400 Amps Sewer: Municipal

**EXTERIOR FEATURES** 

**Garage/Parking Extras:** Parking Spaces 20+ **Construction:** Steel

Lot Dimensions: 1.47

**LOCATION DETAILS** 

Area/Town: Ulster-town Of School District: Kingstonconsold

County: Ulster County

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



Phone:

Address:

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