



**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

**Listing Category:** Commercial/industrial

**Status Detail:** 2

**Zone:** Hc

**Year built:** 1990

**Warehouse Sqft:** 10, 500

**Overhead Doors:** 3

**Date added:** Added 11 months ago

## INTERIOR FEATURES

**Cooling/Air Conditioning:** Central

## UTILITIES

**Heat Source:** Sub-blowers

**Hot Water:** Gas

**Electricity:** Three Phase, 400 Amps

**Heating Fuel:** Natural Gas

**Water:** Municipal

**Sewer:** Municipal

## EXTERIOR FEATURES

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

**Lot Dimensions:** 1.47

**Construction:** Steel

## LOCATION DETAILS

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

**County:** Ulster County

**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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