



**ULSTER-Town of**  
91 Boices Ln, Kingston, NY 12401

<https://gristmillrealestate.com>

**\$799,000**

Prime commercial warehouse space located at 87, 89, and 91 Boices Lane, Kingston, NY 12401. This spacious property offers a total of approximately 8,000 square feet of versatile space, making it an excellent opportunity for a wide range of businesses and entrepreneurial ventures. The warehouse features multiple large overhead doors, providing convenient access for loading and unloading goods. The expansive layout of the warehouse allows for flexible configuration, catering to the specific needs of various industries. Situated on a generous lot, this property boasts a sizable parking area, ensuring ample space for employees, customers, and visitors. The large parking lot is a significant advantage for businesses that require frequent customer foot traffic or regular shipment pickups and deliveries. Adding to its appeal, this commercial space includes three store fronts, which provide additional opportunities for retail or office purposes. The store fronts are ideal for showcasing products, attracting walk-in customers, or establishing a physical presence for business operations. Located in an area with favorable zoning regulations, this property offers tremendous potential for a multitude of uses (Zoned Local Commercial). Whether you're considering manufacturing, distribution, storage, retail, residential units/mixed use or a combination of these activities, this warehouse space provides the flexibility required to support your business goals. The address, 87, 89, and 91 Boices Lane, is conveniently situated in the town of Ulster, near the business corridor and newly acquired property directly across the street with major plans for iPark87. This location offers an annual AADT of 12,000 with easy access to highways, making it convenient for both local and regional transportation needs. Don't miss out on the opportunity to acquire this commercial warehouse space with multiple large overhead doors, a spacious parking lot, and three store fronts. Embrace the potential and flexibility this property provides to establish or expand your business in Kingston, NY.

**MLS ID:** 20231826

**Status Category:** Active

**Area, sq ft:** 8040 sq ft

**Acreage:** 0.53

**Age:** 61-100

**Other Rooms:** Office

**Ceiling Height:** 20 Ft

**Date added:** Added 10 months ago

**Listing Category:** Commercial/industrial

**Status Detail:** 2

**Zone:** Lc

**Year built:** 1970

**Basement:** Slab

**Overhead Doors:** 5

**Commercial Features:** Doors Over 10ft

## INTERIOR FEATURES

**Flooring:** Carpet, Concrete, Mixed

**Additional Interior Features:** Office Sqft, Warehouse Sqft, Retail Sqft, Total Sqft

**Cooling/Air Conditioning:** Central, Window Unit

## UTILITIES

**Heat Source:** Baseboard, Hot Water

**Hot Water:** Electric

**Electricity:** 200 Amps

**Heating Fuel:** Oil

**Water:** Municipal

**Sewer:** Municipal

## EXTERIOR FEATURES

**Garage/Parking Extras:** Lot, Lot-paved, Off Street, Parking Spaces 6-10, Parking Spaces 11-20

**Road Frontage:** City Street

**Lot Dimensions:** 125x187.5

**Construction:** Aluminum, Frame/stick

**Additional Exterior Features:** Doors 10-15 Ft

## LOCATION DETAILS

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

**County:** Ulster County

**School District:** Kingstonconsold

**Directions:** Google Maps

## LISTED BY

**Office Name:** Gene Rios Realty Llc

**Agent Last Name:** Rios

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### Contact us

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