



**ULSTER-Town of**  
901 Grant Ave 1st Floor, Lake Katrine, NY 12449

<https://gristmillrealestate.com>

**\$36,485**

This space is offer with two 50,000 square foot sections. The rent is \$8.75 per square foot annually, triple net. Net charges are approximately \$4.00 per square foot. The entire first floor of 100,000 square feet of warehouse/light manufacturing space is available, divisible to two 50,000 square foot spaces. Minutes to NYS Thruway Exit 19 Minutes to Kingston/Rhinecliff Bridge Open warehouse/light manufacturing Four load leveler truck docks. Two grade level overhead doors. Flexible Zoning

**MLS ID:** 20233456

**Status Category:** Active

**Zone:** Om

**Year built:** 1983

**Basement:** Slab

**Loading Dock:** 4

**Ceiling Height:** 13

**Listing Category:** Commercial/industrial

**Area, sq ft:** 215000 sq ft

**Acreage:** 12.12

**Age:** 21-40

**Warehouse Sqft:** 100000

**Overhead Doors:** 2

**Date added:** Added 11 months ago

## INTERIOR FEATURES

**Flooring:** Concrete

## UTILITIES

**Heat Source:** Sub-blowers

**Water:** Municipal

**Heating Fuel:** Natural Gas

**Sewer:** Municipal

## EXTERIOR FEATURES

**Lot Dimensions:** 12.12

## LOCATION DETAILS

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

**County:** Ulster County

**School District:** Kingstonconsold

**Directions:** 901 Grant Avenue, Gps Works For This Site. North On 9w From Rte 209, Left On Grant Avenue, Left After Railroad Tracks.

**LISTED BY**

**Office Name:** Svn Deegan-collins Commercial

**Agent Last Name:** Collins

**Agent First Name:** Thomas



**Contact us**

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